

EXHIBIT C

November 9, 2010

Bill Number 96323

File Number 0303694-0002088

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

October 1 through 31, 2010

Re: 350 West Broadway Construction Loan

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Phase 1</u>				
<u>Real Estate Matters</u>				
10/04/10	RAR	Telephone conference with Messrs Demartino and Burns regarding letter from RFR. [2300]	0.20 Hrs	\$108.00
10/04/10	RAR	Analysis of letter received from RFR regarding request for additional funds. [2300]	0.30 Hrs	\$162.00
10/04/10	TAB	Analyze files with respect to \$28 million construction mezzanine loan documents in connection with borrower's request for draw down of loan proceeds. [2300]	0.20 Hrs	\$99.00
10/04/10	TAB	Conference with Mr. Rossi regarding request of borrower for \$2 million draw down under loan proceeds. [2300]	0.10 Hrs	\$49.50
10/05/10	RAR	Analysis of issues raised by letter from borrower regarding request for additional funds. [2300]	0.80 Hrs	\$432.00
10/05/10	DLG	Discuss with Messrs. Thomas and Rossi separate issue of Borrower's request for consent to a lower release price on the sale of one condominium unit. [2300]	0.40 Hrs	\$198.00
10/05/10	DLG	Discuss with Mr. Thomas separate question of senior loan rebalancing. [2300]	0.20 Hrs	\$99.00
10/05/10	DLG	Review letter from Borrower requesting additional funds. [2300]	0.10 Hrs	\$49.50
10/05/10	DLG	Conference with Messrs. Thomas and Rossi to discuss Borrower's letter to Lehman requesting additional funds. [2300]	0.40 Hrs	\$198.00
10/05/10	DLG	Prepare email with responses to issues raised by	0.40 Hrs	\$198.00

Lehman Brothers Chapter 11 Bankruptcy

Re: 350 West Broadway Construction Loan

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
		Borrower's letter. [2300]		
10/05/10	DLG	Review loan documents (as amended sequentially) to confirm no Lehman obligation to disburse additional funds and other principal loan terms. [2300]	0.90 Hrs	\$445.50
10/05/10	DLG	Commence drafting a conditional Lehman consent to lower release price on sale of one condominium unit. [2300]	1.10 Hrs	\$544.50
10/05/10	DLG	Email to Mr. Thomas suggesting possible business and legal benefits that Lehman could request in exchange for consent to lower release price on sale of one condominium unit. [2300]	0.20 Hrs	\$99.00
10/06/10	RAR	Analysis of intercreditor issues arising out of request for additional funds. [2300]	0.50 Hrs	\$270.00
10/06/10	RAR	Telephone conference with Mr. Burns regarding request to approve sale terms. [2300]	0.30 Hrs	\$162.00
10/06/10	CHS	Draft proposed language for Forbearance Agreement in connection with Borrower's request for consent. [2300]	0.30 Hrs	\$135.00
10/06/10	DLG	Review Intercreditor Agreement to check for any provisions regarding senior loan out-of-balance deficiencies. [2300]	0.80 Hrs	\$396.00
10/06/10	DLG	Review Intercreditor Agreement whether senior lender's consent or other steps are required for proposed increased payment guaranty in exchange for Lehman's consent to discounted condo unit price. [2300]	0.50 Hrs	\$247.50
10/06/10	DLG	Confer with Mr. Barr on bankruptcy issues in Borrower's requests yesterday. [2300]	0.40 Hrs	\$198.00
10/06/10	DLG	Emails with Messrs. Thomas and Rossi on draft consent letter. [2300]	0.10 Hrs	\$49.50
10/06/10	DLG	Finish draft consent letter for discounted unit sale price with suggested benefits for Lehman. [2300]	1.10 Hrs	\$544.50
10/06/10	LSB	Office conference Mr. Glanz regarding UCC commercial foreclosure sale and bankruptcy procedure. [2300]	0.20 Hrs	\$96.00
10/07/10	WSC	Review of email regarding David Glanz's analysis of Loan Documents. [2300]	0.50 Hrs	\$215.00
10/07/10	DLG	Telephone call with Mr. Thomas to advise that the Intercreditor Agreement includes specifically negotiated language that will permit Lehman to foreclose its mezzanine loan without first curing any senior loan default notwithstanding the recent Stuyvesant Town court decision impairing most mezzanine lenders' positions. [2300]	0.20 Hrs	\$99.00

Lehman Brothers Chapter 11 Bankruptcy

Re: 350 West Broadway Construction Loan

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
10/07/10	DLG	Revise consent letter for discounted condominium unit sale to reflect comments. [2300]	0.60 Hrs	\$297.00
10/07/10	DLG	Draft notice letter to senior lender that may be required under the Intercreditor Agreement, with specific references to Intercreditor Agreement provisions. [2300]	0.60 Hrs	\$297.00
10/08/10	RAR	Telephone conference with Mr. Burns regarding effect of request for advance by borrower. [2300]	0.50 Hrs	\$270.00
10/08/10	RAR	Analysis of issues relating to request for loan advance. [2300]	0.70 Hrs	\$378.00
10/08/10	DLG	Correspondence to Messrs. Thomas and Rossi regarding summary of all current issues. [2300]	0.30 Hrs	\$148.50
10/11/10	WSC	Draft response to letter requesting additional funding. [2300]	0.20 Hrs	\$86.00
10/11/10	WSC	Review letter regarding request for additional funding. [2300]	0.50 Hrs	\$215.00
Real Estate Matters Totals			13.60 Hrs	\$6,786.00
Phase 1 Totals			13.60 Hrs	\$6,786.00
			TOTAL SERVICES	\$6,786.00

HOURLY RATE

Rossi, Robert A.	3.30 Hrs	\$1,782.00
Banahan, Thomas A.	0.30 Hrs	\$148.50
Stein, Clifford	0.30 Hrs	\$135.00
Cook Jr., Wayne S.	1.20 Hrs	\$516.00
Glanz, David L.	8.30 Hrs	\$4,108.50
Barr, Leslie S.	0.20 Hrs	\$96.00
	13.60 Hrs	\$6,786.00
INVOICE TOTAL		<u>\$6,786.00</u>

Lehman Brothers Chapter 11 Bankruptcy

PREVIOUSLY BILLED AND UNPAID

89888	08/01/10	440.10
92069	09/01/10	69.30
96021	11/05/10	499.50
		<hr/>
		\$1,008.90

TOTAL DUE THIS STATEMENT

\$7,794.90

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: 350 West Broadway Construction Loan
File Number 0303694-0002088

	Previous <u>Billed</u>	Current <u>Bill</u>	<u>Total</u>
Financing	14,331.50		14,331.50
Interested Party	916.05		916.05
Communications/Website/			
Subtotals	15,247.55		15,247.55
<u>Phase 1</u>			
Real Estate Matters	4,128.45	6,786.00	10,914.45
Subtotals	4,128.45	6,786.00	10,914.45
<u>Disbursements</u>			
Copying	23.60		23.60
Telephone	0.50		0.50
Subtotals	24.10		24.10
Totals	19,400.10	6,786.00	26,186.10

November 10, 2010

Bill Number 96474

File Number 0303694-0002179

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

October 1 through 31, 2010

Re: Bankruptcy

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>General Case Administration</u>				
10/11/10	MRC	Attention to emails with D.Etheridge regarding coverage on conference call (.2); participation in conference call with other retained professionals to discuss strategy in anticipation of the Fee Committee's report on the Fifth Interim Application for Fees (.3); drafting of detailed email to R.Rossi, J.Thomas, and D.Etheridge regarding same (.7). [0100]	1.20 Hrs	\$312.00
General Case Administration Totals				
			1.20 Hrs	\$312.00
<u>Phase 1</u>				
<u>Other Bankruptcy Motions and Matters</u>				
10/11/10	DE	Correspondence to M. Caruso regarding conference in connection with fees in Lehman chapter 11 case. [3800]	0.20 Hrs	\$67.00
Other Bankruptcy Motions and Matters Totals				
			0.20 Hrs	\$67.00
Phase 1 Totals				
			0.20 Hrs	\$67.00
TOTAL SERVICES				
				\$379.00

Lehman Brothers Chapter 11 Bankruptcy

Re: Bankruptcy

HOURLY RATE

Etheridge, Derek	0.20 Hrs	\$67.00
Caruso, Michael R.	1.20 Hrs	\$312.00
	<hr/>	<hr/>
	1.40 Hrs	\$379.00

DISBURSEMENTS

Disbursements

Copying

Reproduction	\$137.80
Copying Totals	\$137.80
Disbursements Totals	\$137.80
TOTAL DISBURSEMENTS	\$137.80
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INVOICE TOTAL	\$516.80
REMAINING RETAINER	\$7,619.41

PREVIOUSLY BILLED AND UNPAID

89901	08/01/10	4,190.86
92213	09/01/10	216.00
93870	09/28/10	319.12
93900	09/28/10	319.12
93936	09/28/10	319.12
93957	09/28/10	319.12
94011	09/28/10	2,500.90
93152	10/01/10	94.05
95084	10/22/10	912.03
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		\$9,190.32

TOTAL DUE THIS STATEMENT \$9,707.12

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Bankruptcy
 File Number 0303694-0002179

	Previous <u>Billed</u>	Current <u>Bill</u>	<u>Total</u>
Fee Applications	94,937.78		94,937.78
General Case Administration	159.37	312.00	471.37
Preparation and/or review of Pleadings &	787.50		787.50
Subtotals	95,884.65	312.00	96,196.65
<u>Phase 1</u>			
Real Estate Matters	594.00		594.00
Other Bankruptcy Motions and Matters	335.00	67.00	402.00
Firm's Own Billing/Fee Applicaitons	5,846.92		5,846.92
Subtotals	6,775.92	67.00	6,842.92
<u>Disbursements</u>			
Copying	1,497.82	137.80	1,635.62
Facsimile	27.05		27.05
Telephone	3.25		3.25
Online research	85.67		85.67
Delivery Service/Messenger	1,112.06		1,112.06
Postage	41.52		41.52
Local travel	524.43		524.43
Meals	26.00		26.00
Subtotals	3,317.80	137.80	3,455.60
Totals	105,978.37	516.80	106,495.17

November 9, 2010

Bill Number 96325

File Number 0303694-0002181

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

October 1 through 31, 2010

Re: Monument Issues

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Phase 1</u>				
<u>Real Estate Matters</u>				
10/29/10	PG	Review of operating agreements in connection with 2006 closing for Ms. Bindler. [2300]	0.70 Hrs	\$147.00
Real Estate Matters Totals				0.70 Hrs
Phase 1 Totals				0.70 Hrs
				TOTAL SERVICES
				\$147.00

HOURLY RATE

Goldsmith, Paul	0.70 Hrs	\$147.00
	<hr/>	<hr/>
	0.70 Hrs	\$147.00
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	INVOICE TOTAL	<u>\$147.00</u>

Lehman Brothers Chapter 11 Bankruptcy

		REMAINING RETAINER	\$6,860.07
PREVIOUSLY BILLED AND UNPAID			
89915	08/01/10	112.00	
92072	09/01/10	622.60	
93937	09/28/10	319.12	
93938	09/28/10	4,589.30	
93958	09/28/10	319.12	
93153	10/01/10	1,232.80	
		<hr/>	
		\$7,194.94	
		TOTAL DUE THIS STATEMENT	<u>\$7,341.94</u>

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Monument Issues
File Number 0303694-0002181

	Previous <u>Billed</u>	Current <u>Bill</u>	Total
Asset Analysis	171,973.90		171,973.90
General Case Administration	4,320.00		4,320.00
Interested Party	540.00		540.00
Communications/Website/			
Subtotals	176,833.90		176,833.90
<u>Phase 1</u>			
Real Estate Matters	4,977.00	147.00	5,124.00
Subtotals	4,977.00	147.00	5,124.00
<u>Disbursements</u>			
Copying	2,182.85		2,182.85
Facsimile	5.41		5.41
Telephone	49.72		49.72
Online research	4.78		4.78
Delivery Service/Messenger	108.49		108.49
Postage	0.42		0.42
Local travel	641.60		641.60
Subtotals	2,993.27		2,993.27
Totals	184,804.17	147.00	184,951.17

November 10, 2010

Bill Number 96475

File Number 0303694-0002184

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

October 1 through 31, 2010

Re: Moonlight Basin Enforcement

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Phase 1</u>				
<u>Real Estate Matters</u>				
10/06/10	DHB	At request of Doug James (Montana litigation counsel) reviewed real estate due diligence conducted in connection with the DIP Loan. [2300]	0.30 Hrs	\$132.00
		Real Estate Matters Totals	0.30 Hrs	\$132.00
<u>Phase 1 Totals</u>			0.30 Hrs	\$132.00
			<u>TOTAL SERVICES</u>	<u>\$132.00</u>

HOURLY RATE

Bindler, Deborah H.	0.30 Hrs	\$132.00
	<u>0.30 Hrs</u>	<u>\$132.00</u>

DISBURSEMENTS

Disbursements

Telephone

Telephone \$2.75

Telephone Totals \$2.75

Disbursements Totals \$2.75

Lehman Brothers Chapter 11 Bankruptcy

		TOTAL DISBURSEMENTS	\$2.75
		INVOICE TOTAL	<u>\$134.75</u>
PREVIOUSLY BILLED AND UNPAID			
89892	08/01/10	135.10	
89902	08/01/10	192.20	
92073	09/01/10	325.60	
93872	09/28/10	319.12	
93881	09/28/10	319.12	
93882	09/28/10	319.12	
93883	09/28/10	319.12	
93976	09/28/10	9,003.45	
93996	09/28/10	22,526.70	
94013	09/28/10	4,079.25	
94024	09/28/10	2,578.65	
93154	10/01/10	407.60	
95085	10/22/10	1,592.25	
96022	11/05/10	1,111.20	
96025	11/05/10	2,547.60	
96026	11/05/10	834.00	
		<u>\$46,610.08</u>	
		TOTAL DUE THIS STATEMENT	<u>\$46,744.83</u>

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Moonlight Basin Enforcement
 File Number 0303694-0002184

	Previous <u>Billed</u>	Current <u>Bill</u>	<u>Total</u>
Asset Analysis	505,655.47		505,655.47
Asset Disposition	511.00		511.00
Litigation	2,108.00		2,108.00
General Case Administration	73.50		73.50
Interested Party	899.71		899.71
Communications/Website/			
Subtotals	509,247.68		509,247.68
<u>Phase 1</u>			
Real Estate Matters	22,614.66	132.00	22,746.66
Non-Bankruptcy Litigation	212.65		212.65
Subtotals	22,827.31	132.00	22,959.31
<u>Disbursements</u>			
Copying	4,247.50		4,247.50
Facsimile	58.06		58.06
Telephone	186.92	2.75	189.67
Online research	823.22		823.22
Delivery Service/Messenger	722.63		722.63
Postage	18.33		18.33
Local travel	5,815.27		5,815.27
Out-of-town travel	2,730.01		2,730.01
Meals	4,580.48		4,580.48
Court fees	665.57		665.57
Litigation support vendors	65.61		65.61
Other	1,195.22		1,195.22
Analysis/Strategy	781.33		781.33
Subtotals	21,890.15	2.75	21,892.90
Totals	553,965.14	134.75	554,099.89

November 9, 2010

Bill Number 96327

File Number 0303694-0002185

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

October 1 through 31, 2010

Re: Hudson Yards Enforcement

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Interested Party Communications/Website/</u>				
10/14/10	TAB	Telephone conference with Ms. Czervionke regarding foreclosure of senior loan and information regarding transfer of development rights. [0600]	0.20 Hrs	\$99.00
10/14/10	TAB	Conference with Mr. Goldsmith regarding various issues in closing documents to Ms. Czervionke. [0600]	0.10 Hrs	\$49.50
10/18/10	TAB	Conference with Mr. Shea regarding modification and extension agreements to original loans. [0600]	0.30 Hrs	\$148.50
10/21/10	TAB	Telephone conference with MSS. Czervionke and MacAvoy regarding status of purchase of transfer of development rights on West 37th Street property. [0600]	0.20 Hrs	\$99.00
10/21/10	TAB	Review correspondence from Ms. Czervionke regarding issues relating to status of zoning issues in connection with foreclosure of property on West 37th Street. [0600]	0.10 Hrs	\$49.50
10/22/10	TAB	Telephone conference with MSS. Czervionke, MacAvoy, Bernard, representatives of Trimont, etc. with regard to status of acquisition of development rights for property. [0600]	0.50 Hrs	\$247.50
Interested Party Communications/Website/ Totals			1.40 Hrs	\$693.00

Phase 1

Other General Business Operation Issues

Lehman Brothers Chapter 11 Bankruptcy

Re: Hudson Yards Enforcement

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
10/14/10	EES	Prepare analysis for Ms. Czrionke regarding environmental issues. [2000]	0.70 Hrs	\$371.00
10/14/10	EES	Review the environmental files on the West 37th Street property to prepare for the conference call. [2000]	1.00 Hrs	\$530.00
10/17/10	EES	Further review of documents to refresh recollections of information to be discussed in a conference call with Ms. Cervionke and environmental counsel at Fried Frank. [2000]	1.00 Hrs	\$530.00
10/18/10	EES	Continuing review of documents for significant memoranda and other documents. [2000]	0.20 Hrs	\$106.00
10/18/10	EES	Prepare memorandum sending initial memoranda to Ms. Czervionke and D. Zilberberg. [2000]	0.40 Hrs	\$212.00
10/18/10	EES	Conference with Mr. Banahan regarding modification agreement. [2000]	0.20 Hrs	\$106.00
10/19/10	EES	Continuing review of file documents to be of interest to the new foreclosure counsel. [2000]	0.70 Hrs	\$371.00
10/19/10	EES	Prepare explanatory message to Ms. Czervionke and D. Zillerberg regarding documents. [2000]	0.80 Hrs	\$424.00
10/20/10	EES	Continuing to review the files in preparation for a conference call with Ms. Czervionke and Mr. Zilberberg. [2000]	1.30 Hrs	\$689.00
10/21/10	EES	Preparing for a conference call with client, foreclosure counsel and TriMont. [2000]	0.50 Hrs	\$265.00
10/21/10	EES	Participate in a lengthy conference call to discuss the environmental history of the property and memoranda documents. [2000]	1.00 Hrs	\$530.00
10/21/10	EES	Draft memorandum analyzing documents to be sent to client and others. [2000]	0.50 Hrs	\$265.00
10/27/10	EES	Review documents showing absence of an environmental lien. [2000]	0.30 Hrs	\$159.00
Other General Business Operation Issues Totals			8.60 Hrs	\$4,558.00
<u>Real Estate Matters</u>				
10/18/10	TAB	Review zoning file with respect to rights to additional development rights for mortgaged parcel. [2300]	0.60 Hrs	\$297.00
10/22/10	TAB	Attention to reviewing zoning files and zoning opinion letter in preparation for telephone conference with representatives of Fried Frank (foreclosure attorneys) Trimont and Ms. Czervionke. [2300]	0.30 Hrs	\$148.50
Real Estate Matters Totals			0.90 Hrs	\$445.50

Lehman Brothers Chapter 11 Bankruptcy

Phase 1 Totals	0.90 Hrs	\$445.50
	TOTAL SERVICES	\$5,696.50

HOURLY RATE

Shea, Edward E.	8.60 Hrs	\$4,558.00
Banahan, Thomas A.	2.30 Hrs	\$1,138.50
	<hr/> 10.90 Hrs	<hr/> \$5,696.50
		INVOICE TOTAL
		<hr/> <u>\$5,696.50</u>

PREVIOUSLY BILLED AND UNPAID

93155	10/01/10	561.80
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TOTAL DUE THIS STATEMENT	<hr/> <u>\$6,258.30</u>
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Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Hudson Yards Enforcement
 File Number 0303694-0002185

	Previous <u>Billed</u>	Current <u>Bill</u>	Total
Asset Analysis	14,642.10		14,642.10
Interested Party		693.00	693.00
Communications/Website/			
Subtotals	14,642.10	693.00	15,335.10
<u>Phase 1</u>			
Insurance Issues	689.00		689.00
Other General Business	2,120.00	4,558.00	6,678.00
Operation Issues			
Real Estate Matters		445.50	445.50
Subtotals	2,809.00	5,003.50	7,812.50
<u>Disbursements</u>			
Copying	86.40		86.40
Delivery Service/Messenger	64.60		64.60
Local travel	32.00		32.00
Subtotals	183.00		183.00
Totals	17,634.10	5,696.50	23,330.60

November 9, 2010

Bill Number 96328

File Number 0303694-0002192

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

October 1 through 31, 2010

Re: 25/45 Broad Street

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>General Case Administration</u>				
10/01/10	M H	Filed reply to defendant Commercial Flooring answer in New York County Clerk's Office [0100]	0.30 Hrs	\$57.00
10/01/10	MAS	Draft opposition to cross-motion. [0100]	0.40 Hrs	\$184.00
10/01/10	MAS	Raise points for striking opposition cross-motion. [0100]	0.40 Hrs	\$184.00
10/01/10	LD	Analysis of exhibits for Reply Affirmation of Samuel M. Mizrahi. [0100]	0.50 Hrs	\$90.00
10/04/10	MAS	Finalize opposition to cross motion. [0100]	2.00 Hrs	\$920.00
10/04/10	MAS	Review of letter from Commercial Flooring withdrawing counterclaim following conference with counsel concerning same. [0100]	0.40 Hrs	\$184.00
10/04/10	MAS	Draft reply in further support of motion for summary judgment. [0100]	0.70 Hrs	\$322.00
10/04/10	LD	Review of Memorandum of Law prior to circulating to parties on service list. [0100]	3.00 Hrs	\$540.00
10/04/10	LD	Attention to gathering of Exhibits for Reply Affirmation of Samuel M. Mizrahi. [0100]	3.50 Hrs	\$630.00
10/04/10	LD	Attention to gathering of Exhibits for Reply Affirmation for Mark A. Slama. [0100]	2.20 Hrs	\$396.00
10/05/10	MAS	Follow-up communications concerning Commercial Flooring's withdrawal of counterclaims and address filing reply to opposition. [0100]	0.50 Hrs	\$230.00
10/05/10	MAS	Draft status update email to Ms. Halperin concerning motions. [0100]	0.10 Hrs	\$46.00
10/05/10	MAS	Review Affirmation from Lippolis Electric concerning	0.40 Hrs	\$184.00

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
		summary judgment motion. [0100]		
10/06/10	LD	Attention to 45 Board Pleading Board' [0100]	1.30 Hrs	\$234.00
10/07/10	MAS	Conference with counsel for MG concerning suit status and proceeds from sale. [0100]	0.30 Hrs	\$138.00
10/07/10	MAS	Conference with counsel regarding settlement of claim. [0100]	0.30 Hrs	\$138.00
10/07/10	MAS	Follow-up concerning REIT and consent from Square Mile. [0100]	0.40 Hrs	\$184.00
10/07/10	MAS	Address issues for October 21, 2010 court conference as part of agenda to be discussed on October 21. [0100]	0.40 Hrs	\$184.00
10/07/10	LD	Review and Analysis of Pleading Board for 45 Broad Street. [0100]	1.40 Hrs	\$252.00
10/08/10	LD	Review and Analysis of Pleading Board for 45 Broad Street. [0100]	3.80 Hrs	\$684.00
10/11/10	MAS	Address submission and case assignment. [0100]	0.20 Hrs	\$92.00
10/11/10	MAS	Revise Affirmation in opposition to motion. [0100]	0.30 Hrs	\$138.00
10/12/10	MAS	Review of opposition to motion by Season's. [0100]	0.30 Hrs	\$138.00
10/12/10	MAS	Review submission of proofs for cross-motion. [0100]	0.30 Hrs	\$138.00
10/13/10	MAS	Follow-up concerning compliance conference in view of motions by parties for summary judgment. [0100]	0.30 Hrs	\$138.00
10/14/10	MAS	Draft outline for update to Unsecured Creditors' Committee regarding opposition to summary judgment motions. [0100]	0.50 Hrs	\$230.00
10/15/10	MAS	Conference with Receiver regarding mold remediation and insurance coverage. [0100]	0.40 Hrs	\$184.00
10/19/10	MAS	Address issues for court conference in view of motions and cross-motions. [0100]	0.50 Hrs	\$230.00
10/20/10	MAS	Review information subpoena served by Kent Swig's creditors and address response. [0100]	0.40 Hrs	\$184.00
10/20/10	MAS	Address court conference issues and adjournment of same. [0100]	0.30 Hrs	\$138.00
10/21/10	MAS	Review of issues for rescheduled court conference. [0100]	0.40 Hrs	\$184.00
10/25/10	MAS	Review of Amended Answer by Commercial Flooring and withdrawal of \$100,000,000 counterclaim. [0100]	0.30 Hrs	\$138.00
10/25/10	MAS	Draft letter to client concerning revised Commercial Flooring Answer and Affirmative Defenses. [0100]	0.30 Hrs	\$138.00
General Case Administration Totals			26.80 Hrs	\$7,851.00

Phase 1

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Non-Bankruptcy Litigation</u>				
10/01/10	SM	Revised reply brief to summary judgment motion. [4000]	1.20 Hrs	\$456.00
10/01/10	SM	Telephone conference with Mr. Gagliano regarding documents needed from Mr. Swig. [4000]	0.20 Hrs	\$76.00
10/01/10	SM	Reviewed e-mail from Ms. Elimelkh regarding revisions to reply brief for motion for summary judgment. [4000]	0.10 Hrs	\$38.00
10/01/10	SM	Revised affirmation in reply to opposition to 25 Broad summary judgment motion. [4000]	0.80 Hrs	\$304.00
10/01/10	SM	Reviewed proposed revisions to summary judgment motion reply brief. [4000]	0.40 Hrs	\$152.00
10/01/10	CJS	Revise reply brief in support of summary judgment motion from Loeb & Loeb. [4000]	1.50 Hrs	\$390.00
10/01/10	CJS	Continue drafting affirmation of Sam Mizrahi in reply to opposition to Summary Judgment motion. [4000]	1.00 Hrs	\$260.00
10/01/10	CJS	Prepare Affirmation of Mark Slama in reply to opposition to Summary Judgment motion. [4000]	1.00 Hrs	\$260.00
10/04/10	SM	Correspondence with co-counsel at Loeb & Loeb regarding summary judgment motion reply papers. [4000]	0.10 Hrs	\$38.00
10/04/10	SM	Reviewed affirmation of Jason Rothman regarding adjournment of summary judgment motion. [4000]	0.10 Hrs	\$38.00
10/04/10	SM	Correspondence with counsel for Seasons Industrial regarding extension of time for reply papers. [4000]	0.10 Hrs	\$38.00
10/04/10	SM	Continued drafting the affirmation of Mark Slama in opposition to the defendants' cross motion for summary judgement.. [4000]	2.80 Hrs	\$1,064.00
10/04/10	SM	Continued drafting the memorandum of law in opposition papers to the defendants' cross motion for summary judgement.. [4000]	3.40 Hrs	\$1,292.00
10/04/10	SM	Continued reviewing case law for brief in opposition to the defendants' cross motion for summary judgment.. [4000]	3.20 Hrs	\$1,216.00
10/04/10	CJS	Draft opposition to Seasons' Cross-motion. [4000]	4.40 Hrs	\$1,144.00
10/04/10	CJS	Revise reply to Mechanic's Lienors opposition to summary judgment motion in 25 Broad action. [4000]	4.40 Hrs	\$1,144.00
10/05/10	SM	Reviewed defendant Lippolis Electric's opposition to our summary judgment motion. [4000]	0.10 Hrs	\$38.00
10/05/10	SM	Reviewed correspondence from counsel for Commercial Flooring regarding withdrawal of new claims. [4000]	0.10 Hrs	\$38.00
10/05/10	SM	Reviewed court notification regarding new return date for summary judgment motion. [4000]	0.10 Hrs	\$38.00

Lehman Brothers Chapter 11 Bankruptcy

10/05/10	CJS	Attend court appearance for return date of Lehman Summary Judgment motion in 25 Broad action. [4000]	2.10 Hrs	\$546.00
10/06/10	SM	Reviewed correspondence with counsel for commercial flooring regarding his amended answer. [4000]	0.10 Hrs	\$38.00
10/06/10	SM	Reviewed court notification regarding appearance for summary judgment motion. [4000]	0.10 Hrs	\$38.00
10/06/10	SM	Reviewed late answer of MG Engineering to 45 Broad amended complaint. [4000]	0.20 Hrs	\$76.00
10/07/10	SM	Reviewed monthly receiver report for 25 Broad. [4000]	0.20 Hrs	\$76.00
10/08/10	SM	Correspondence with Mr. D'Addario regarding withdrawal of counterclaim. [4000]	0.10 Hrs	\$38.00
10/08/10	CJS	Correspondence with Ron D'Addario regarding filing of amended answer. [4000]	0.20 Hrs	\$52.00
10/11/10	SM	Rewvisions to affirmation in opposition to summary judgment motion. [4000]	0.20 Hrs	\$76.00
10/11/10	CJS	Draft Affirmation in Reply to Opposition of Lippolis Electric, Inc. [4000]	0.80 Hrs	\$208.00
10/12/10	SM	Drafted e-mail to Mr. Satnick regarding reply to summary judgment motion. [4000]	0.10 Hrs	\$38.00
10/12/10	SM	Analyzed reply affirmation of Seasons to summary judgment motions for 25 Broad. [4000]	1.10 Hrs	\$418.00
10/12/10	SM	Reviewed court notification regarding 25 Broad summary judgment motion status. [4000]	0.10 Hrs	\$38.00
10/12/10	CJS	Appear at submissions part for return date of motion for summary judgment in 25 Broad action. [4000]	2.20 Hrs	\$572.00
10/13/10	SM	Correspondence with Mr. Stempel regarding documents needed by receiver. [4000]	0.10 Hrs	\$38.00
10/13/10	SM	Correspondence with receiver for 25 Broad regarding Mr. Swig's request for a walk through of the property. [4000]	0.10 Hrs	\$38.00
10/14/10	SM	Reviewed court notice regarding 25 Broad compliance conference. [4000]	0.10 Hrs	\$38.00
10/18/10	SM	Telephone call from Mr. Gagliano regarding issues in the documents he needs from Mr. Swig. [4000]	0.10 Hrs	\$38.00
10/18/10	SM	Correspondence with Mr. Satnick regarding appearance for compliance conference. [4000]	0.10 Hrs	\$38.00
10/19/10	SM	Correspondence with Mr. Slama and Mr. Hudson regarding adjourning status conference. [4000]	0.10 Hrs	\$38.00
10/19/10	SM	Correspondence with Ms. Elimelekh regarding compliance conference on 25 Broad. [4000]	0.10 Hrs	\$38.00
10/20/10	SM	Communications with all parties regarding proposed stipulation for compliance conference. [4000]	1.20 Hrs	\$456.00
10/20/10	SM	Revised stipulation for compliance conference. [4000]	0.30 Hrs	\$114.00
10/20/10	SM	Reviewed prior status conference order regarding information for compliance conference. [4000]	0.20 Hrs	\$76.00

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
10/20/10	CJS	Communications with Loeb & Loeb and defendants' counsel regarding status conference and adjournment. [4000]	1.80 Hrs	\$468.00
10/20/10	CJS	Draft Stipulation adjourning status conference. [4000]	0.50 Hrs	\$130.00
10/21/10	SM	Reviewed court notice regarding adjournment of status conference for 25 Broad. [4000]	0.10 Hrs	\$38.00
10/21/10	SM	Telephone conference with Mr. Weiner (Mr. Stempel's partner) regarding Mr. Stempel's continued representation of Mr. Swig. [4000]	0.20 Hrs	\$76.00
10/21/10	CJS	Draft email to all counsel regarding adjournment of status conference. [4000]	0.10 Hrs	\$26.00
10/21/10	CJS	Attend status conference for Lehman/25 Broad. [4000]	1.60 Hrs	\$416.00
Non-Bankruptcy Litigation Totals			39.20 Hrs	\$12,304.00
Phase 1 Totals			39.20 Hrs	\$12,304.00
				TOTAL SERVICES \$20,155.00

HOURLY RATE

Hudson, Michael	0.30 Hrs	\$57.00
Slama, Mark A.	10.80 Hrs	\$4,968.00
Dubiago, Lana	15.70 Hrs	\$2,826.00
Mizrahi, Samuel	17.60 Hrs	\$6,688.00
Sorbera, Christina J.	21.60 Hrs	\$5,616.00
	66.00 Hrs	\$20,155.00

DISBURSEMENTS

Disbursements

Copying

Reproduction	\$350.10
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Copying Totals	\$350.10
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Delivery Service/Messenger

Air Courier / Messenger	\$21.67
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Delivery Service/Messenger Totals	\$21.67
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Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

DISBURSEMENTS

Postage

US Postage	\$218.19
Postage Totals	\$218.19
<u>Other</u>	
Lexis/Westlaw Research	\$96.00
Other Totals	\$96.00
Disbursements Totals	\$96.00
TOTAL DISBURSEMENTS	\$685.96
INVOICE TOTAL	<u>\$20,840.96</u>

PREVIOUSLY BILLED AND UNPAID

89916	08/01/10	9,991.70
90599	08/06/10	12,387.80
92413	09/01/10	14,840.20
93873	09/28/10	319.12
93903	09/28/10	319.12
93941	09/28/10	319.12
93960	09/28/10	319.12
93978	09/28/10	4,703.30
93998	09/28/10	7,308.20
94014	09/28/10	7,657.05
94025	09/28/10	3,775.20
93156	10/01/10	3,688.90
95086	10/25/10	29,982.87
96134	11/05/10	11,293.90
96135	11/05/10	9,554.10
96137	11/05/10	12,550.30
		\$129,010.00

Lehman Brothers Chapter 11 Bankruptcy

TOTAL DUE THIS STATEMENT \$149,850.96

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: 25/45 Broad Street
 File Number 0303694-0002192

	Previous <u>Billed</u>	Current <u>Bill</u>	<u>Total</u>
Asset Analysis	678,463.38		678,463.38
Case Administration	6.41		6.41
Financing	83.31		83.31
General Case Administration	186,892.69	7,851.00	194,743.69
General Case Strategy Meetings	726.69		726.69
Interested Party	7,754.72		7,754.72
Communications/Website/ Communications with Debtors	184.55		184.55
Subtotals	874,111.75	7,851.00	881,962.75
<u>Phase 1</u>			
Tax Issues	772.63		772.63
Other General Business	259.53		259.53
Operation Issues			
Real Estate Matters	20,287.12		20,287.12
Other Bankruptcy Motions and Matters	1,352.53		1,352.53
Non-Bankruptcy Litigation	126,574.32	12,304.00	138,878.32
Subtotals	149,246.13	12,304.00	161,550.13
<u>Disbursements</u>			
Copying	37,313.92	350.10	37,664.02
Outside printing	79.10		79.10
Facsimile	247.40		247.40
Telephone	539.50		539.50
Online research	1,303.06		1,303.06
Delivery Service/Messenger	2,073.46	21.67	2,095.13
Postage	874.59	218.19	1,092.78
Local travel	800.75		800.75
Meals	312.54		312.54
Court fees	710.52		710.52
Subpoena fees	43.99		43.99
Deposition transcripts	192.44		192.44
Litigation support vendors	85.19		85.19
Other professionals	73.35		73.35

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street
File Number 0303694-0002192

	Previous <u>Billed</u>	Current <u>Bill</u>	<u>Total</u>
Other	1,654.83	96.00	1,750.83
Document/File Management	36.50		36.50
Other Case Assessment, Development & Adm	352.00		352.00
Subtotals	46,693.14	685.96	47,379.10
Totals	1,070,051.02	20,840.96	1,090,891.98

November 9, 2010

Bill Number 96329

File Number 0303694-0002205

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020
Attn: Anthony Barsanti

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

October 1 through 31, 2010

Re: Lyon Issues

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Phase 1</u>				
<u>Real Estate Matters</u>				
10/12/10	CEF	Review of proposed Deposit Account Control Agreement. [2300]	1.60 Hrs	\$576.00
		Real Estate Matters Totals	1.60 Hrs	\$576.00
Phase 1 Totals			1.60 Hrs	\$576.00
			TOTAL SERVICES	\$576.00

HOURLY RATE

Foote, Carrie E.	1.60 Hrs	\$576.00
	1.60 Hrs	\$576.00

DISBURSEMENTS

Disbursements

Telephone

Telephone	\$0.25
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Telephone Totals	\$0.25
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Disbursements Totals	\$0.25
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Lehman Brothers Chapter 11 Bankruptcy

		TOTAL DISBURSEMENTS	\$0.25
		INVOICE TOTAL	<u>\$576.25</u>
PREVIOUSLY BILLED AND UNPAID			
89907	08/01/10	4,640.65	
89927	08/01/10	4,336.80	
92075	09/01/10	1,146.60	
93878	09/28/10	251.90	
93909	09/28/10	319.12	
93946	09/28/10	319.12	
93967	09/28/10	319.12	
93980	09/28/10	2,386.50	
94000	09/28/10	2,419.30	
94016	09/28/10	1,987.80	
94027	09/28/10	2,406.10	
93158	10/01/10	180.00	
96027	11/05/10	3,618.00	
96066	11/05/10	2,015.80	
96090	11/05/10	5,493.40	
		<hr/> \$31,840.21	
		TOTAL DUE THIS STATEMENT	<u>\$32,416.46</u>

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Lyon Issues
File Number 0303694-0002205

	Previous <u>Billed</u>	Current <u>Bill</u>	Total
Asset Analysis	116,507.32		116,507.32
General Case Administration	8,279.47		8,279.47
Interested Party	9,269.01		9,269.01
Communications/Website/			
Subtotals	134,055.80		134,055.80
<u>Phase 1</u>			
Tax Issues	9,597.00		9,597.00
Real Estate Matters	55,884.11	576.00	56,460.11
Private Equity	4,821.87		4,821.87
Loans/Investments	1,214.40		1,214.40
Subtotals	71,517.38	576.00	72,093.38
<u>Disbursements</u>			
Copying	1,682.03		1,682.03
Telephone	37.19	0.25	37.44
Delivery Service/Messenger	91.82		91.82
Postage	0.44		0.44
Local travel	37.66		37.66
Meals	250.73		250.73
Subtotals	2,099.87	0.25	2,100.12
Totals	207,673.05	576.25	208,249.30

November 10, 2010

Bill Number 96476

File Number 0303694-0002211

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020
Attn: Rob Brusco

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

October 1 through 31, 2010

Re: Sweetwater Disposition

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>General Case Administration</u>				
10/06/10	JT	Researched representation of limited liability corporation pro se or by in-house counsel. [0100]	1.50 Hrs	\$450.00
10/21/10	WCC	Telephone conference with LSB regarding follow-up plan for docket information. [0100]	0.10 Hrs	\$48.00
10/21/10	WCC	Inspection and assessment of draft Notice of Appearance, USDC Pacer dockets. [0100]	0.20 Hrs	\$96.00
General Case Administration Totals				1.80 Hrs
				\$594.00
<u>General Case Strategy Meetings</u>				
10/12/10	WCC	Telephone conference with DHB regarding overview, analysis, follow-up work. [0200]	0.30 Hrs	\$144.00
10/12/10	WCC	Review DHB memoranda regarding pleadings in foreclosure. [0200]	1.00 Hrs	\$480.00
General Case Strategy Meetings Totals				1.30 Hrs
				\$624.00
<u>Interested Party Communications/Website/</u>				
10/01/10	WSC	Telephone conference with Mr. Pomerantz regarding Forbearance Agreement. [0600]	0.50 Hrs	\$215.00
10/06/10	WSC	Conference with Ms. Bindler regarding status of PNA. [0600]	1.20 Hrs	\$516.00
10/08/10	WSC	Internal conference with Ms. Bindler regarding forbearance agreement and comments by Mr. Pomerantz. [0600]	0.90 Hrs	\$387.00

Lehman Brothers Chapter 11 Bankruptcy

Interested Party Communications/Website/ Totals			2.60 Hrs	\$1,118.00
<u>Phase 1</u>				
<u>Real Estate Matters</u>				
10/01/10	WSC	Review comments to forbearance agreement received from Mr. Pomerantz [2300]	1.50 Hrs	\$645.00
10/04/10	DHB	Telephone conference with C. Karsnitz (special litigation counsel for borrower) regarding status of trial in Quiet Title action brought by the State of Delaware with respect to the Sweetwater. [2300]	0.10 Hrs	\$44.00
10/04/10	DHB	Telephone conference with V. Smith (in-house counsel to receiver for one of the members of borrower) regarding review of loan documents and operating agreements. [2300]	0.20 Hrs	\$88.00
10/04/10	DHB	Telephone conference with A. Wilson to discuss call with receiver's counsel. [2300]	0.10 Hrs	\$44.00
10/04/10	JH	Conference with Ms. Bindler concerning litigation question. [2300]	0.10 Hrs	\$41.00
10/04/10	WSC	Conference with Ms. Bindler regarding PNA and release language. [2300]	0.80 Hrs	\$344.00
10/04/10	WSC	Review complaint in connection with the appointment of receiver. [2300]	0.20 Hrs	\$86.00
10/04/10	WSC	Review of trustee information regarding guarantor. [2300]	0.10 Hrs	\$43.00
10/04/10	PG	Review in light of litigation issue operating agreement for Sweetwater Point, LLC. [2300]	0.50 Hrs	\$105.00
10/05/10	DHB	Email correspondence with C. Karsnitz (special litigation counsel for borrower) in connection with bifurcation of counterclaims in quite title action brought by the State of Delaware with respect to the Sweetwater property. [2300]	0.30 Hrs	\$132.00
10/06/10	DHB	Telephone conference with A. Wilson (Lehman) and J. Pomerancz (Lehman) to discuss questions raised in call with receiver's counsel, including role of LB Sweetwater in negotiations. [2300]	0.30 Hrs	\$132.00
10/06/10	DHB	Conference with J. Holden (WMLM) and W. Cook (WMLM) regarding representation of LB Sweetwater. [2300]	0.10 Hrs	\$44.00
10/06/10	DHB	Conference with J. Holden (WMLM) to discuss dealings with receiver of principal of borrower. [2300]	0.10 Hrs	\$44.00
10/06/10	DHB	Forward litigation documents in connection with quiet title action to receiver's counsel. [2300]	0.20 Hrs	\$88.00
10/06/10	DHB	Telephone conference call with counsel to WGGP (Val Milten, in-house counsel and Craig Weil and Frandzel Robins, outside counsel) to discuss review of documents which require borrower's signature, settlement	1.30 Hrs	\$572.00

Lehman Brothers Chapter 11 Bankruptcy

Re: Sweetwater Disposition

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
		negotiations of matured loan held by Lehman Brothers Holdings Inc. on Sweetwater property and status of quiet title action against owner and lender of Sweetwater property. [2300]		
10/06/10	JH	Research questions raised by Ms. Bindler in connection with the guarantor/receiver claims being made. [2300]	0.90 Hrs	\$369.00
10/06/10	JH	Telephone conference with Ms. Bindler concerning a questions related to the guarantor/receiver and whether a claim can be made. [2300]	0.10 Hrs	\$41.00
10/06/10	JH	Attention to court's receiver order and analysis of same. [2300]	0.30 Hrs	\$123.00
10/07/10	DHB	Review documents appointing the receiver for WGGP. [2300]	0.40 Hrs	\$176.00
10/07/10	DHB	Review structure chart for Sweetwater Point LLC to W. Cagney (WMLM) with questions as to steps the lender may need to take with respect to the Sweetwater mortgage in connection with the receivership of the principals of one of the owners of the borrower and guarantor of the mortgage loan (.30); review comments of receiver's counsel to pre-negotiation agreement (.30). [2300]	0.60 Hrs	\$264.00
10/11/10	DHB	Telephone conference with local counsel, Robert Krapf (Richards Leyton and Finger) regarding deed in lieu agreement, deeds in escrow, recommendation for litigator for possible foreclosure action and/or litigation with title company. [2300]	0.20 Hrs	\$88.00
10/11/10	DHB	Conference with W. Cook (WMLM) to review J. Pomerancz comments to forbearance agreement. [2300]	0.20 Hrs	\$88.00
10/11/10	DHB	Email correspondence with counsel for receiver for WGGP, member of borrower, with respect to conference call to discuss comments to pre-negotiation agreement. [2300]	0.10 Hrs	\$44.00
10/11/10	DHB	Review operating agreements with respect to required consents for decisions for borrower and certain constituent member. [2300]	0.30 Hrs	\$132.00
10/11/10	DHB	Schedule conference with W. Cagney (litigation partner WMLM) to discuss affect of WGGP being placed in receivership and any necessary course of action. [2300]	0.10 Hrs	\$44.00
10/11/10	DHB	Review receiver comments on PNA against loan documents. [2300]	0.60 Hrs	\$264.00
10/11/10	DHB	Review comments and questions discussed in conference with W. Cook (WMLM) [2300]	1.50 Hrs	\$660.00

Lehman Brothers Chapter 11 Bankruptcy

Re: Sweetwater Disposition

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
10/12/10	DHB	Review docket in both SEC and CFTC actions. [2300]	2.00 Hrs	\$880.00
10/12/10	DHB	Telephone conference with counsel to receiver for WG to discuss comments to pre-negotiation agreement with respect to matured mortgage loan, modifying the consent, provision of additional due diligence documents. [2300]	0.30 Hrs	\$132.00
10/12/10	DHB	Review correspondence file and loan documents in connection with points raised by receiver's counsel. [2300]	0.50 Hrs	\$220.00
10/12/10	DHB	Telephone conference with W. Cagney (WMLM) to discuss questions about receivership and SEC and CFTC litigation affecting the assets of WGI LLC and Greenwood and Walsh (collectively, "WG"), principals in Sweetwater WGGP LLC. [2300]	0.40 Hrs	\$176.00
10/13/10	DHB	Analyze Sweetwater formation documents and other responses to questions discussed with counsel to receiver for Greenwood and Walsh in connection with the discussion about the re-negotiation agreement. [2300]	0.90 Hrs	\$396.00
10/13/10	DHB	Email correspondence with A. Wilson (Lehman) regarding revision to unanimous consent of the members of Sweetwater Point LLC. [2300]	0.20 Hrs	\$88.00
10/13/10	DHB	Telephone conference with J. Pomerancz and A. Wilson (Lehman) to review C. Weilin comments to pre-negotiation agreement. [2300]	0.50 Hrs	\$220.00
10/13/10	DHB	Email correspondence with R. Krapf (Richards Leyton) in connection with local law issues relating to foreclosure. [2300]	0.40 Hrs	\$176.00
10/13/10	DHB	Prepare email memo relating to the appointment of the receiver for Sweetwater WGGP LLC to W. Cagney (WMLM). [2300]	0.30 Hrs	\$132.00
10/13/10	PG	Review of formation documents of Borrower parties for Ms. Bindler. [2300]	1.00 Hrs	\$210.00
10/14/10	DHB	Email correspondence regarding member consent. [2300]	0.50 Hrs	\$220.00
10/14/10	DHB	Email correspondence with C. Weilin and V. Smith (counsel for receiver with jurisdiction of the member of borrower in which WGI LLC is the owner and the quiet title action) concerning quiet title action affecting property owned by Sweetwater Point LLC. [2300]	0.50 Hrs	\$220.00
10/14/10	DHB	Telephone conference with C. Karsnitz (Young Conaway) in connection with the title quiet action to	0.50 Hrs	\$220.00

Lehman Brothers Chapter 11 Bankruptcy

Re: Sweetwater Disposition

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
		discuss questions of receiver regarding status of litigation. [2300]		
10/14/10	DHB	Telephone conference with W. Cagney (WMLM) to discuss filing notice of appearance in actions against, among others, WGI LLC for notice purposes only. [2300]	0.50 Hrs	\$220.00
10/14/10	DHB	Email correspondence with C. Weilin, counsel for receiver in connection with quiet title action. [2300]	0.50 Hrs	\$220.00
10/14/10	DHB	Analyze deposition transcript related to Quiet Title Action. [2300]	0.30 Hrs	\$132.00
10/14/10	DHB	Conference with W. Cook (WMLM) and R. Zoffinger (WMLM) to discuss possible removal of administrative member. [2300]	0.20 Hrs	\$88.00
10/14/10	DHB	Telephone conference and email correspondence with J. Pomerancz and A. Wilson (Lehman) to discuss payment of certain expenses, status of negotiations over pre-negotiation agreement in connection with matured mortgage on the property owned by Sweetwater Point LLC. [2300]	1.00 Hrs	\$440.00
10/14/10	DHB	Revisions to member consent to cure of specific expenses. [2300]	0.50 Hrs	\$220.00
10/18/10	DHB	Email correspondence with A. Wilson (Lehman) and P. Goldsmith (WMLM) regarding good standing status of borrower. [2300]	0.10 Hrs	\$44.00
10/18/10	DHB	Email correspondence with J. Pomeranz (LBHI) and C. Weilin (receiver counsel for certain principals of Sweetwater WGGP LLC, member of borrower) regarding status of review of Pre-Negotiation Agreement with respect to mortgage on the Sweetwater property. [2300]	0.10 Hrs	\$44.00
10/19/10	DHB	Telephone conference with C. Weilin and V. Smith (counsel for receiver of WG LLC, member of Sweetwater WGGP LLC, member of borrower) to discuss revisions to Pre-Negotiation Agreement and requests to authorize payment of specified expenses. [2300]	0.50 Hrs	\$220.00
10/19/10	DHB	Email correspondence with P. Goldsmith (WMLM) and A. Wilson (Lehman) regarding good standing certificate for borrower (.20). [2300]	0.20 Hrs	\$88.00
10/19/10	DHB	Telephone conference with J. Pomerancz to discuss receiver comments to Pre-Negotiation Agreement prior to conference with receiver counsel (.40). [2300]	0.40 Hrs	\$176.00

Lehman Brothers Chapter 11 Bankruptcy

Re: Sweetwater Disposition

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
10/19/10	DHB	Telephone conference with R. Beck (Morris James; Borrower and Lender Defense Counsel in quiet title action) to discuss research of title issues and theory of the case (.90). [2300]	0.90 Hrs	\$396.00
10/19/10	PG	Conference with Ms. Bindler regarding issues relating to good standing certificate. [2300]	0.20 Hrs	\$42.00
10/19/10	PG	Email correspondence with CT Corp. regarding good standing form for Sweetwater Point, LLC. [2300]	0.10 Hrs	\$21.00
10/21/10	DHB	Revise Pre-Negotiation Agreement to be used in connection with settlement negotiations for matured mortgage loan held by Lehman Brothers Holdings Inc. on Delaware property owned by Sweetwater Point LLC. [2300]	1.70 Hrs	\$748.00
10/25/10	DHB	Telephone conference with J. Pomerancz (in-house counsel LBHI) to discuss revised Pre-Negotiation Agreement (.60). [2300]	0.60 Hrs	\$264.00
10/25/10	DHB	Analyze litigation fees and entity registration fees paid by receiver on behalf of borrower and related email correspondence (.30). [2300]	0.30 Hrs	\$132.00
10/25/10	DHB	In connection with matured mortgage loan held by Lehman Brothers Holdings Inc. on Sweetwater property, telephone conference with C. Searle (in-house counsel to LBHI) to discuss status of quiet title action, title company reservation of rights and Richard Layton's advice to Lehman Brothers regarding contested foreclosure in Delaware (1.0). [2300]	1.00 Hrs	\$440.00
10/27/10	DHB	Telephone conference with C. Searle (Lehman) and R. Beck (Morris James; represents owner and lender in quiet title action brought by State of Delaware with respect to Sweetwater property) to discuss history of litigation, theory of case, current status and related issues. [2300]	1.50 Hrs	\$660.00
10/27/10	PG	Review of pre-closing diligence documents for Ms. Bindler. [2300]	1.10 Hrs	\$231.00
10/28/10	DHB	Telephone conference with R. Beck (Morris James) to discuss Delaware recording act in connection with defense of quiet title action (.50). [2300]	0.50 Hrs	\$220.00
10/28/10	DHB	Telephone conference with C. Searle (LBHI) to discuss next series of calls in connection with analysis by lender of approach to matured loan secured by the Sweetwater property while a quiet title action brought against the property is pending (.50) [2300]	0.50 Hrs	\$220.00

Lehman Brothers Chapter 11 Bankruptcy

		Real Estate Matters Totals	31.90 Hrs	\$13,301.00
<u>Other Bankruptcy Motions and Matters</u>				
10/14/10	WCC	Review pleadings and orders, including plan outline of issues. [3800]	1.00 Hrs	\$480.00
Other Bankruptcy Motions and Matters Totals				
<u>Non-Bankruptcy Litigation</u>				
10/15/10	LSB	Emails with Ms. Bindler regarding case and notice of appearance. [4000]	0.30 Hrs	\$144.00
10/21/10	LSB	Review local rules and forms for U.S. District Court, Southern District of New York. Draft notices of appearance in SEC and CFTC cases. [4000]	0.40 Hrs	\$192.00
10/21/10	LSB	Office conference Ms. Bindler regarding SEC issues. [4000]	0.20 Hrs	\$96.00
Non-Bankruptcy Litigation Totals				
Phase 1 Totals				
				TOTAL SERVICES
				\$16,549.00

HOURLY RATE

Bindler, Deborah H.	25.00 Hrs	\$11,000.00
Cagney, William C.	2.60 Hrs	\$1,248.00
Holden, John	1.40 Hrs	\$574.00
Cook Jr., Wayne S.	5.20 Hrs	\$2,236.00
Goldsmith, Paul	2.90 Hrs	\$609.00
Barr, Leslie S.	0.90 Hrs	\$432.00
Tracy, James	1.50 Hrs	\$450.00
	<hr/>	<hr/>
	39.50 Hrs	\$16,549.00

DISBURSEMENTS

Disbursements

Copying

Reproduction \$120.90

Copying Totals \$120.90

Telephone

Lehman Brothers Chapter 11 Bankruptcy

Re: Sweetwater Disposition

DISBURSEMENTS

Telephone	\$14.50
Telephone Totals	\$14.50
<u>Local travel</u>	
Local Travel	\$134.49
Local travel Totals	\$134.49
<u>Meals</u>	
Conference/Meeting Expenses	\$20.00
Meals Totals	\$20.00
<u>Court fees</u>	
Corporate Services	\$128.19
Court fees Totals	\$128.19
<u>Other</u>	
Staff Overtime	\$165.00
Other Totals	\$165.00
Disbursements Totals	\$165.00
TOTAL DISBURSEMENTS	\$583.08
INVOICE TOTAL	\$17,132.08
REMAINING RETAINER	\$5,882.50

PREVIOUSLY BILLED AND UNPAID

89908	08/01/10	509.00
89918	08/01/10	538.00
92076	09/01/10	1,811.80
93880	09/28/10	319.12
93912	09/28/10	319.12
93983	09/28/10	2,014.20
94002	09/28/10	976.70
94017	09/28/10	1,740.20
94029	09/28/10	1,248.05

Lehman Brothers Chapter 11 Bankruptcy

PREVIOUSLY BILLED AND UNPAID

93159	10/01/10	921.80
95087	10/25/10	12,508.53
96091	11/05/10	105.60
96129	11/05/10	329.80
96130	11/05/10	209.40
		<hr/>
		\$23,551.32

TOTAL DUE THIS STATEMENT

\$40,683.40

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Sweetwater Disposition
 File Number 0303694-0002211

	Previous <u>Billed</u>	Current <u>Bill</u>	Total
Asset Analysis	543.40		543.40
Asset Disposition	34,587.00		34,587.00
General Case Administration	225.00	594.00	819.00
General Case Strategy Meetings		624.00	624.00
Interested Party	778.00	1,118.00	1,896.00
Communications/Website/			
Subtotals	36,133.40	2,336.00	38,469.40
Phase 1			
Real Estate Matters	31,398.99	13,301.00	44,699.99
Other Bankruptcy Motions and Matters		480.00	480.00
Non-Bankruptcy Litigation	1,558.00	432.00	1,990.00
Subtotals	32,956.99	14,213.00	47,169.99
<u>Disbursements</u>			
Copying	942.75	120.90	1,063.65
Outside printing	15.79		15.79
Facsimile	5.01		5.01
Telephone	33.43	14.50	47.93
Delivery Service/Messenger	160.17		160.17
Postage	14.13		14.13
Local travel	342.32	134.49	476.81
Meals	20.22	20.00	40.22
Court fees		128.19	128.19
Other		165.00	165.00
Subtotals	1,533.82	583.08	2,116.90
Totals	70,624.21	17,132.08	87,756.29

November 10, 2010

Bill Number 96477

File Number 0303694-0002236

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020
Attn: Robert Brusco

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

October 1 through 31, 2010

Re: 215 Brazilian Loan Sale

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Interested Party Communications/Website/</u>				
10/12/10	WSC	Telephone conference with client regarding business issue and RFR comments. [0600]	1.00 Hrs	\$430.00
10/20/10	WSC	Telephone conference with Borrower's counsel regarding most recent comments to loan sale agreement. [0600]	0.40 Hrs	\$172.00
10/21/10	WSC	Telephone conference with Borrower's counsel regarding default provisions and release of Guarantor. [0600]	0.80 Hrs	\$344.00
10/27/10	WSC	Telephone conference with Mr. Brusco regarding latest draft of Loan Sale Agreement and remaining business issues. [0600]	0.70 Hrs	\$301.00
10/27/10	WSC	Conference with Borrower's counsel regarding additional revisions to Loan Sale Agreement. [0600]	0.50 Hrs	\$215.00
10/28/10	WSC	Telephone conference with Borrower's counsel regarding latest draft of Loan Sale Agreement and default provisions. [0600]	1.00 Hrs	\$430.00
10/28/10	WSC	Telephone conference with client and local counsel regarding issues surrounding mechanics liens. [0600]	0.60 Hrs	\$258.00
Interested Party Communications/Website/ Totals				\$2,150.00

Phase 1

Lehman Brothers Chapter 11 Bankruptcy

Re: 215 Brazilian Loan Sale

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Real Estate Matters</u>				
10/04/10	WSC	Reviewed comments to Loan Sale Agreement. [2300]	0.80 Hrs	\$344.00
10/04/10	WSC	Prepare memorandum to client regarding Loan Sale Agreement. [2300]	0.20 Hrs	\$86.00
10/07/10	WSC	Revise Loan Sale Agreement. [2300]	2.50 Hrs	\$1,075.00
10/07/10	WSC	Revise Escrow Agreement. [2300]	1.50 Hrs	\$645.00
10/13/10	WSC	Review latest comments to draft Loan Sale Agreement. [2300]	0.40 Hrs	\$172.00
10/27/10	WSC	Further revisions to Loan Sale Agreement. [2300]	1.00 Hrs	\$430.00
10/28/10	WSC	Further revisions to Loan Sale Agreement. [2300]	0.90 Hrs	\$387.00
Real Estate Matters Totals			7.30 Hrs	\$3,139.00
Phase 1 Totals			7.30 Hrs	\$3,139.00
			TOTAL SERVICES	\$5,289.00

HOURLY RATE

Cook Jr., Wayne S.	12.30 Hrs	\$5,289.00
	12.30 Hrs	\$5,289.00

DISBURSEMENTS

<u>Disbursements</u>	
<u>Local travel</u>	
Local Travel	\$688.42
Local travel Totals	\$688.42
<u>Meals</u>	
Conference/Meeting Expenses	\$20.00
Meals Totals	\$20.00
<u>Other</u>	
Staff Overtime	\$192.50
Other Totals	\$192.50
Disbursements Totals	\$192.50

Lehman Brothers Chapter 11 Bankruptcy

	TOTAL DISBURSEMENTS	\$900.92
	INVOICE TOTAL	<u>\$6,189.92</u>
PREVIOUSLY BILLED AND UNPAID		
93160	10/01/10	1,710.50
95088	10/25/10	<u>12,663.56</u>
		<u>\$14,374.06</u>
	TOTAL DUE THIS STATEMENT	<u><u>\$20,563.98</u></u>

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: 215 Brazilian Loan Sale
File Number 0303694-0002236

	Previous <u>Billed</u>	Current <u>Bill</u>	Total
Interested Party Communications/Website/	2,795.00	2,150.00	4,945.00
Subtotals	2,795.00	2,150.00	4,945.00
<u>Phase 1</u>			
Real Estate Matters	18,292.00	3,139.00	21,431.00
Subtotals	18,292.00	3,139.00	21,431.00
<u>Disbursements</u>			
Copying	64.20		64.20
Local travel	64.86	688.42	753.28
Meals		20.00	20.00
Other		192.50	192.50
Subtotals	129.06	900.92	1,029.98
Totals	21,216.06	6,189.92	27,405.98

December 7, 2010

Bill Number 98155

File Number 0303694-0002179

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

November 1 through 30, 2010

Re: Bankruptcy

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Firm's Own Billing/Fee Applicaitons</u>				
11/01/10	DE	Receive and review correspondence from R. Rossi regarding fee Committee's issues with WML&M billing entries. [4600]	0.10 Hrs	\$33.50
11/01/10	DE	Conference with S. Hoffman regarding 3:00 p.m. hearing on Lehman fee issues. [4600]	0.20 Hrs	\$67.00
Firm's Own Billing/Fee Applicaitons Totals				0.30 Hrs
				\$100.50
<u>Firm's Own Retention Issues</u>				
11/01/10	RAR	Participate in conference regarding Fee Committee response to 5th Interim Period. [4700]	1.50 Hrs	\$810.00
Firm's Own Retention Issues Totals				1.50 Hrs
				\$810.00
TOTAL SERVICES				\$910.50

HOURLY RATE

Rossi, Robert A.	1.50 Hrs	\$810.00
Etheridge, Derek	0.30 Hrs	\$100.50
	1.80 Hrs	\$910.50

Lehman Brothers Chapter 11 Bankruptcy

Re: Bankruptcy

DISBURSEMENTS

Copying

Reproduction	\$74.30
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Copying Totals	\$74.30
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Delivery Service/Messenger

Air Courier / Messenger	\$100.69
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Delivery Service/Messenger Totals	\$100.69
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TOTAL DISBURSEMENTS	\$174.99
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INVOICE TOTAL	\$1,085.49
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REMAINING RETAINER	\$7,619.41
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PREVIOUSLY BILLED AND UNPAID

89901	08/01/10	4,190.86
92213	09/01/10	216.00
93870	09/28/10	319.12
93900	09/28/10	319.12
93936	09/28/10	319.12
93957	09/28/10	319.12
94011	09/28/10	2,500.90
93152	10/01/10	94.05
95084	10/22/10	54.00

\$8,332.29

TOTAL DUE THIS STATEMENT

\$9,417.78

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Bankruptcy
File Number 0303694-0002179

	<u>Previous Billed</u>	<u>Current Bill</u>	<u>Total</u>
Fee Applications	94,937.78		94,937.78
General Case Administration	159.37		159.37
Preparation and/or review of Pleadings &	787.50		787.50
Real Estate Matters	594.00		594.00
Other Bankruptcy Motions and Matters	335.00		335.00
Firm's Own Billing/Fee Applicaitons	5,846.92	100.50	5,947.42
Firm's Own Retention Issues		810.00	810.00
Copying	1,497.82	74.30	1,572.12
Facsimile	27.05		27.05
Telephone	3.25		3.25
Online research	85.67		85.67
Delivery Service/Messenger	1,112.06	100.69	1,212.75
Postage	41.52		41.52
Local travel	524.43		524.43
Meals	26.00		26.00
Subtotals	105,978.37	1,085.49	107,063.86
Totals	105,978.37	1,085.49	107,063.86

December 7, 2010

Bill Number 98156

File Number 0303694-0002184

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

November 1 through 30, 2010

Re: Moonlight Basin Enforcement

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Real Estate Matters</u>				
11/30/10	DHB	Analysis of title document regarding Overall Development Plan in response to request by Mr. Barry (Lehman). [2300]	0.20 Hrs	\$88.00
		Real Estate Matters Totals	0.20 Hrs	\$88.00
			TOTAL SERVICES	\$88.00

HOURLY RATE

Bindler, Deborah H.	0.20 Hrs	\$88.00	
	0.20 Hrs	\$88.00	
INVOICE TOTAL			\$88.00

PREVIOUSLY BILLED AND UNPAID

89892	08/01/10	135.10
89902	08/01/10	192.20
92073	09/01/10	325.60
93872	09/28/10	319.12
93881	09/28/10	319.12
93882	09/28/10	319.12
93883	09/28/10	319.12
93976	09/28/10	9,003.45
93996	09/28/10	22,526.70

Lehman Brothers Chapter 11 Bankruptcy

PREVIOUSLY BILLED AND UNPAID

94013	09/28/10	4,079.25
94024	09/28/10	2,578.65
93154	10/01/10	407.60
95085	10/22/10	318.40
96022	11/05/10	1,111.20
96025	11/05/10	2,547.60
96026	11/05/10	834.00
		<hr/>
		\$45,336.23

TOTAL DUE THIS STATEMENT

\$45,424.23

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Moonlight Basin Enforcement
 File Number 0303694-0002184

	Previous <u>Billed</u>	Current <u>Bill</u>	<u>Total</u>
Asset Analysis	505,655.47		505,655.47
Asset Disposition	511.00		511.00
Litigation	2,108.00		2,108.00
General Case Administration	73.50		73.50
Interested Party	899.71		899.71
Communications/Website/			
Real Estate Matters	22,614.66	88.00	22,702.66
Non-Bankruptcy Litigation	212.65		212.65
Copying	4,247.50		4,247.50
Facsimile	58.06		58.06
Telephone	186.92		186.92
Online research	823.22		823.22
Delivery Service/Messenger	722.63		722.63
Postage	18.33		18.33
Local travel	5,815.27		5,815.27
Out-of-town travel	2,730.01		2,730.01
Meals	4,580.48		4,580.48
Court fees	665.57		665.57
Litigation support vendors	65.61		65.61
Other	1,195.22		1,195.22
Analysis/Strategy	781.33		781.33
Subtotals	553,965.14	88.00	554,053.14
Totals	553,965.14	88.00	554,053.14

December 7, 2010

Bill Number 98157

File Number 0303694-0002185

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

November 1 through 30, 2010

Re: Hudson Yards Enforcement

DISBURSEMENTS

Delivery Service/Messenger

Air Courier / Messenger	\$35.38
Delivery Service/Messenger Totals	\$35.38
TOTAL DISBURSEMENTS	\$35.38
INVOICE TOTAL	<u>\$35.38</u>

PREVIOUSLY BILLED AND UNPAID

93155	10/01/10	561.80
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TOTAL DUE THIS STATEMENT	<u>\$597.18</u>
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Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Hudson Yards Enforcement
File Number 0303694-0002185

	Previous <u>Billed</u>	Current <u>Bill</u>	<u>Total</u>
Asset Analysis	14,642.10		14,642.10
Insurance Issues	689.00		689.00
Other General Business	2,120.00		2,120.00
Operation Issues			
Copying	86.40		86.40
Delivery Service/Messenger	64.60	35.38	99.98
Local travel	32.00		32.00
Subtotals	17,634.10	35.38	17,669.48
Totals	17,634.10	35.38	17,669.48

December 7, 2010

Bill Number 98158

File Number 0303694-0002192

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

November 1 through 30, 2010

Re: 25/45 Broad Street

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>General Case Administration</u>				
11/01/10	MAS	Conference with Receiver and counsel concerning rent collections, evictions and mold remediation issues. [0100]	0.40 Hrs	\$184.00
11/03/10	MAS	Correspondence with Mr. Palmer regarding property damage issues. [0100]	0.30 Hrs	\$138.00
11/08/10	MAS	Extensive conference with Mr. Palmer regarding issues relating to insurance coverage, remediation of damage to school and receiver's role in same as it relates to 45 Broad. [0100]	0.60 Hrs	\$276.00
11/09/10	MAS	Prepare for conference call with client and Receiver regarding 45 Broad property and alleged damage to school at adjoining property. [0100]	0.80 Hrs	\$368.00
11/10/10	MAS	Extensive strategy conference with Receiver for 45 Broad, Justin Palmer of Lehman and Receiver's counsel concerning work done at 45 Broad by Swig, which allegedly caused conditions to exist causing damage to adjoining property and requiring remediation and payment. [0100]	0.60 Hrs	\$276.00
11/10/10	MAS	Review of results of investigation and documents indicating parties which may be responsible for damage to premises. [0100]	0.40 Hrs	\$184.00
11/12/10	MAS	Correspondence with 45 Broad Receiver's counsel concerning insurance claim and prosecution of same, as well as need to identify the appropriate policy and	0.60 Hrs	\$276.00

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
11/16/10	MAS	parties potentially liable for loss. [0100] Review insurance information and contractors involved in demolition and related activities which give rise to damages associated with property adjoining 45 Broad. [0100]	0.90 Hrs	\$414.00
11/17/10	MAS	Review tax memo for responding to client's inquiries. [0100]	0.30 Hrs	\$138.00
11/17/10	MAS	Draft status memo to client (0.6); verify status of pending motions for same (0.2). [0100]	0.80 Hrs	\$368.00
11/17/10	MAS	Conferences with Mr. Palmer regarding real property transfer taxes and related expense through foreclosure process, and assignment of liens and mortgages. [0100]	0.60 Hrs	\$276.00
11/18/10	MAS	Correspondence with client concerning lienholder claims against 25 and 45 following review of motion and mechanic lienholder opposition. [0100]	0.80 Hrs	\$368.00
11/19/10	MAS	Extensive conference with Mr. Palmer concerning litigation strategies, transfer taxes, receivership motion and liens. [0100]	0.70 Hrs	\$322.00
11/19/10	MAS	Correspondence with Ms. Halperin's regarding dismissal of mechanic liens and utilizing bankruptcy status to achieve same. [0100]	0.40 Hrs	\$184.00
11/19/10	MAS	Follow-up on action items Mr. Palmer requested counsel address from call, including lien settlements, identifying challenge to lien and bonding liens. [0100]	0.50 Hrs	\$230.00
11/22/10	MAS	Correspondence with Ms. Halperin regarding automatic stay and counterclaims. [0100]	0.30 Hrs	\$138.00
11/22/10	MAS	Revise memo to client concerning stay in bankruptcy and counterclaims interposed. [0100]	0.30 Hrs	\$138.00
11/22/10	MAS	Analysis of various counterclaims interposed by parties in action for use in memo to client. [0100]	0.50 Hrs	\$230.00
11/23/10	MAS	Draft memo to client concerning stay relief. [0100]	1.00 Hrs	\$460.00
11/23/10	MAS	Correspondence with Receiver's counsel following verification of information for same regarding demolition work, insurance and liability for 45 Broad property. [0100]	0.60 Hrs	\$276.00
11/29/10	MAS	Review email from Mr. Swig concerning press releases. [0100]	0.10 Hrs	\$46.00
<u>General Case Administration Totals</u>			11.50 Hrs	\$5,290.00
<u>Interested Party Communications/Website/</u>				

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
11/17/10	TAB	Conference with Mr. Mizrahi regarding request by Mr. Brusco for memorandum analyzing transfer tax consequences of foreclosure vs. deed in lieu of foreclosure. [0600]	0.10 Hrs	\$49.50
		Interested Party Communications/Website/ Totals	0.10 Hrs	\$49.50
<u>Real Estate Matters</u>				
11/17/10	TAB	Review files to obtain transfer tax memorandum. [2300]	0.10 Hrs	\$49.50
		Real Estate Matters Totals	0.10 Hrs	\$49.50
<u>Non-Bankruptcy Litigation</u>				
11/01/10	SM	Reviewed e-mail from counsel for secured creditors regarding arranging a call to discuss summary judgment motion. [4000]	0.10 Hrs	\$38.00
11/01/10	SM	Drafted status report to unsecured creditors committee regarding the litigation for 25 and 45 Broad. [4000]	1.30 Hrs	\$494.00
11/02/10	SM	Correspondence with Ms. Dobson from Milbank regarding litigation status. [4000]	0.10 Hrs	\$38.00
11/10/10	SM	Analyzed 45 Broad documents regarding information needed by Lehman and the receiver regarding the demolition of 45 Broad. [4000]	0.90 Hrs	\$342.00
11/10/10	SM	Correspondence with Mr. Slama regarding meeting with client and the receiver regarding demolition issues at 45 Broad. [4000]	0.10 Hrs	\$38.00
11/10/10	SM	Correspondence with Mr. Herman at Trimont regarding insurance information needed for demolition contractor. [4000]	0.10 Hrs	\$38.00
11/10/10	CJS	Analyze loan documents relating to demolition of 45 Broad. [4000]	1.50 Hrs	\$390.00
11/12/10	SM	Correspondence with Mr. Boyd and Mr. Slama regarding issues related to claim by property owner adjoining 45 Broad. [4000]	0.10 Hrs	\$38.00
11/16/10	SM	Reviewed insurance documents from Mr. Herman at Trimont related to 45 Broad demolition. [4000]	0.70 Hrs	\$266.00
11/17/10	SM	Correspondence with clients regarding status update. [4000]	0.10 Hrs	\$38.00
11/17/10	SM	Researched issues relating to transfer taxes upon a foreclosure based upon question raised by client. [4000]	0.50 Hrs	\$190.00
11/22/10	SM	Revised memorandum regarding counterclaims in foreclosure actions. [4000]	0.30 Hrs	\$114.00
11/22/10	SM	Analyzed counterclaims from all defendants to	2.10 Hrs	\$798.00

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
		determine whether the bankruptcy stay would bar such counterclaims. [4000]		
11/22/10	CJS	Draft Memorandum regarding applicability of automatic bankruptcy stay to counterclaims interposed by mechanics lienors in 25 and 45 Broad actions. [4000]	3.10 Hrs	\$806.00
11/23/10	SM	Revise memorandum to Ms. Halperin regarding counterclaims. [4000]	0.20 Hrs	\$76.00
11/23/10	SM	Analysis of case law regarding counterclaims in bankruptcy action. [4000]	0.80 Hrs	\$304.00
11/23/10	SM	Drafted e-mail to Mr. Palmer regarding 45 Broad demolition and insurance issues. [4000]	0.10 Hrs	\$38.00
11/23/10	SM	Drafted e-mail to Mr. Boyd regarding 45 Broad demolition issues. [4000]	0.20 Hrs	\$76.00
11/23/10	CJS	Continue drafting memorandum to Joelle Halperin regarding application of automatic bankruptcy stay to counterclaims asserted in 25 Broad and 45 Broad actions. [4000]	0.80 Hrs	\$208.00
11/24/10	SM	Correspondence with Mr. Palmer regarding 45 Broad demolition issues. [4000]	0.10 Hrs	\$38.00
11/29/10	SM	Reviewed e-mail from Mr. Swig regarding press release. [4000]	0.10 Hrs	\$38.00
11/29/10	CJS	Finalize memorandum regarding effect of bankruptcy stay on counterclaims by mechanics lienors. [4000]	0.50 Hrs	\$130.00
		Non-Bankruptcy Litigation Totals	13.80 Hrs	\$4,536.00
			TOTAL SERVICES	\$9,925.00

HOURLY RATE

Banahan, Thomas A.	0.20 Hrs	\$99.00
Slama, Mark A.	11.50 Hrs	\$5,290.00
Mizrahi, Samuel	7.90 Hrs	\$3,002.00
Sorbera, Christina J.	5.90 Hrs	\$1,534.00
	25.50 Hrs	\$9,925.00

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

DISBURSEMENTS

Copying

Reproduction	\$20.30
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Copying Totals	\$20.30
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Telephone

Telephone - Reimbursements	\$30.75
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Telephone Totals	\$30.75
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Online research

Lexis/Westlaw Research	\$13.23
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Online research Totals	\$13.23
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Postage

US Postage	\$1.39
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Postage Totals	\$1.39
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TOTAL DISBURSEMENTS	\$65.67
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INVOICE TOTAL	<u>\$9,990.67</u>
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PREVIOUSLY BILLED AND UNPAID

89916	08/01/10	9,991.70
90599	08/06/10	12,387.80
92413	09/01/10	14,840.20
93873	09/28/10	319.12
93903	09/28/10	319.12
93941	09/28/10	319.12
93960	09/28/10	319.12
93978	09/28/10	4,703.30
93998	09/28/10	7,308.20
94014	09/28/10	7,657.05
94025	09/28/10	3,775.20
93156	10/01/10	3,688.90
95086	10/25/10	5,948.00
96134	11/05/10	11,293.90
96135	11/05/10	9,554.10

Lehman Brothers Chapter 11 Bankruptcy

PREVIOUSLY BILLED AND UNPAID

96137	11/05/10	<u>12,550.30</u>
		\$104,975.13

TOTAL DUE THIS STATEMENT	<u><u>\$114,965.80</u></u>
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Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: 25/45 Broad Street
 File Number 0303694-0002192

	Previous <u>Billed</u>	Current <u>Bill</u>	<u>Total</u>
Asset Analysis	678,463.38		678,463.38
Case Administration	6.41		6.41
Financing	83.31		83.31
General Case Administration	186,892.69	5,290.00	192,182.69
General Case Strategy Meetings	726.69		726.69
Interested Party	7,754.72	49.50	7,804.22
Communications/Website/ Communications with Debtors	184.55		184.55
Tax Issues	772.63		772.63
Other General Business	259.53		259.53
Operation Issues			
Real Estate Matters	20,287.12	49.50	20,336.62
Other Bankruptcy Motions and Matters	1,352.53		1,352.53
Non-Bankruptcy Litigation	126,574.32	4,536.00	131,110.32
Copying	37,313.92	20.30	37,334.22
Outside printing	79.10		79.10
Facsimile	247.40		247.40
Telephone	539.50	30.75	570.25
Online research	1,303.06	13.23	1,316.29
Delivery Service/Messenger	2,073.46		2,073.46
Postage	874.59	1.39	875.98
Local travel	800.75		800.75
Meals	312.54		312.54
Court fees	710.52		710.52
Subpoena fees	43.99		43.99
Deposition transcripts	192.44		192.44
Litigation support vendors	85.19		85.19
Other professionals	73.35		73.35
Other	1,654.83		1,654.83
Document/File Management	36.50		36.50
Other Case Assessment, Development & Adm	352.00		352.00
 Subtotals	 1,070,051.02	 9,990.67	 1,080,041.69
 Totals	 1,070,051.02	 9,990.67	 1,080,041.69

Lehman Brothers Chapter 11 Bankruptcy

December 7, 2010

Bill Number 98159

File Number 0303694-0002205

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020
Attn: Anthony Barsanti

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

November 1 through 30, 2010

Re: Lyon Issues

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Real Estate Matters</u>				
11/04/10	CEF	Conference with Mr. Rossi with respect to restructure of Serrano mezzanine loan. [2300]	0.30 Hrs	\$108.00
11/04/10	CEF	Conference call with client with respect to restructure of Serrano mezzanine loan and framework for modification. [2300]	0.70 Hrs	\$252.00
11/04/10	CEF	Drafted consent request letter to senior lender with respect to restructure of mezzanine loan. [2300]	0.50 Hrs	\$180.00
11/05/10	CEF	Review of Intercreditor Agreement provisions with respect to mezzanine loan modification to permit cash trap procedures for Serrano. [2300]	0.80 Hrs	\$288.00
11/05/10	CEF	Conference call with client with respect to intercreditor agreement notice requirements in connection with mezzanine loan modification. [2300]	0.30 Hrs	\$108.00
11/05/10	CEF	Review of mezzanine note with respect to modification of accrual interest features for Serrano. [2300]	0.40 Hrs	\$144.00
11/08/10	CEF	Conference call with client and borrower's in-house counsel with respect to restructure of Serrano Mezzanine Loan. [2300]	0.60 Hrs	\$216.00
11/10/10	CEF	Drafted loan modification agreement for Serrano loan modification. [2300]	1.10 Hrs	\$396.00
11/10/10	CEF	Drafted amended and restated note for Serrano loan modification. [2300]	2.10 Hrs	\$756.00
11/11/10	CEF	Review of senior loan documents to determine whether	0.40 Hrs	\$144.00

Lehman Brothers Chapter 11 Bankruptcy

Re: Lyon Issues

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
		Borrower consent required for mezzanine loan modification on Serrano. [2300]		
11/30/10	CEF	Review of revised deposit account control agreement for LeCraw. [2300]	0.30 Hrs	\$108.00
		Real Estate Matters Totals	7.50 Hrs	\$2,700.00
			TOTAL SERVICES	\$2,700.00

HOURLY RATE

Foote, Carrie E.	7.50 Hrs	\$2,700.00
	7.50 Hrs	\$2,700.00

DISBURSEMENTS

<u>Copying</u>		
Reproduction		\$11.80
Copying Totals		\$11.80
	TOTAL DISBURSEMENTS	\$11.80
	INVOICE TOTAL	<u>\$2,711.80</u>

PREVIOUSLY BILLED AND UNPAID

89907	08/01/10	4,640.65
89927	08/01/10	4,336.80
92075	09/01/10	1,146.60
93878	09/28/10	251.90
93909	09/28/10	319.12
93946	09/28/10	319.12
93967	09/28/10	319.12
93980	09/28/10	2,386.50
94000	09/28/10	2,419.30
94016	09/28/10	1,987.80
94027	09/28/10	2,406.10
93158	10/01/10	180.00
96027	11/05/10	3,618.00
96066	11/05/10	2,015.80
96090	11/05/10	5,493.40

Lehman Brothers Chapter 11 Bankruptcy

\$31,840.21

TOTAL DUE THIS STATEMENT

\$34,552.01

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Lyon Issues
File Number 0303694-0002205

	Previous <u>Billed</u>	Current <u>Bill</u>	Total
Asset Analysis	116,507.32		116,507.32
General Case Administration	8,279.47		8,279.47
Interested Party	9,269.01		9,269.01
Communications/Website/			
Tax Issues	9,597.00		9,597.00
Real Estate Matters	55,884.11	2,700.00	58,584.11
Private Equity	4,821.87		4,821.87
Loans/Investments	1,214.40		1,214.40
Copying	1,682.03	11.80	1,693.83
Telephone	37.19		37.19
Delivery Service/Messenger	91.82		91.82
Postage	0.44		0.44
Local travel	37.66		37.66
Meals	250.73		250.73
Subtotals	207,673.05	2,711.80	210,384.85
Totals	207,673.05	2,711.80	210,384.85

December 8, 2010

Bill Number 98255

File Number 0303694-0002211

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020
Attn: Rob Brusco

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

November 1 through 30, 2010

Re: Sweetwater Disposition

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Real Estate Matters</u>				
11/01/10	DHB	Telephone conference with Ms. Searle (LBHI) and Mr. Krapf (Richards, Layton) to discuss factors in evaluation whether or not to foreclose the matured loan on the Sweetwater property (0.7); review profiles of potential local lawyers who might conduct foreclosure (0.1); telephone conference with counsel at another title underwriter to ask for referral for litigation counsel in Delaware and discuss applicable choice of law and venue in the event the lender needed to sue the title insurance company with respect to coverage (0.3); telephone conference with Mr. Cagney (WMLM) to discuss litigation experience suing title companies and question regarding appropriate venue (0.2); telephone conference with Ms. Searle, Mr. Pomerancz, Ms. Wilson, Mr. Brusco to review recent discussion with Ms. Beck and Mr. Krapf and to discuss whether to proceed immediately to foreclosure the Sweetwater property or to try to negotiate an acceptable forbearance agreement (1.0); telephone conference with Mr. Pomerancz, Ms. Wilson and Mr. Brusco to discuss unpaid property taxes and other expenses associated with the loan and the property (0.1). [2300]	2.40 Hrs	\$1,056.00

Lehman Brothers Chapter 11 Bankruptcy

Re: Sweetwater Disposition

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
11/01/10	PG	Review of Note and Mortgage for Ms. Bindler. [2300]	0.50 Hrs	\$105.00
11/02/10	DHB	Telephone conference with Mr. Weilin (receiver counsel) to discuss his comments to Pre-Negotiation Agreement in connection with matured mortgage loan on Sweetwater property (0.7); email correspondence and telephone conference with Mr. Pomerancz to discuss comments (0.3); email correspondence with Mr. Wilson (Lehman) and Mr. Weilin regarding open property taxes (0.2). [2300]	1.20 Hrs	\$528.00
11/04/10	DHB	Review recent filings in civil actions affecting WG principals holding interest in borrower/owner of Sweetwater property (0.7); various telephone conference calls with Mr. Weilin (receiver counsel) and telephone conference calls and emails with Mr. Pomerancz (Lehman) concerning provision in PNA stating that no prior discussions occurred regarding modification or forbearance and receiver's lack of knowledge (1.3). [2300]	2.00 Hrs	\$880.00
11/08/10	DHB	Telephone conferences and email correspondence with Mr. Weilin (WG, LLC receiver's counsel) and Mr. Pomerancz (Lehman) regarding finalizing the Pre-Negotiation Agreement in connection with matured loan on Sweetwater property (0.2); email correspondence with Mr. Wilson (Lehman) and Young Conaway (special litigation counsel for owner/borrower in connection with quiet title action) regarding payment of Young conaway legal bill through May 2010 (0.1). [2300]	0.30 Hrs	\$132.00
11/10/10	DHB	Review memo for Richards Layton (local counsel to Lehman) on applicable statutes of limitation to foreclosure action, suit on note, and ability to bring counterclaims in Delaware in connection with matured mortgage on Sweetwater property (0.4); discuss questions regarding memo and litigation affecting guaranties to Mr. Holden (0.2). [2300]	0.60 Hrs	\$264.00
11/10/10	JH	Several conferences with Ms. Bindler concerning litigation questions. [2300]	0.50 Hrs	\$205.00
11/10/10	JH	Attention to analyzing litigation questions raised by Ms. Bindler (0.5); review certain documents in connection with same including analysis of statute of limitation issues (0.6). [2300]	1.10 Hrs	\$451.00

Lehman Brothers Chapter 11 Bankruptcy

11/11/10	DHB	Send email to Ms. Searle (Lehman) with questions on memo prepared by Richards Layton (local counsel) in connection with statute of limitations and borrower ability to raise counterclaims in connection with a possible foreclosure of the matured mortgage on the Sweetwater property (0.2); telephone conference and email correspondence with Mr. Weilin (counsel to receiver of WG member of borrower) and Mr. Pomerancz regarding finalizing the Pre-Negotiation Agreement and scheduling a meeting to discuss a forbearance agreement (0.2). [2300]	0.40 Hrs	\$176.00
11/16/10	DHB	Review additional filings in SEC and CFTS actions against holder of WG interest in the WGGP member of the borrower under the Sweetwater mortgage loan (.50); telephone conference and email correspondence with Mr. Weilin (counsel to receiver for WG interest) regarding finalizing Pre-Negotiation Agreement with respect to the matured mortgage on the Sweetwater property (.50). [2300]	1.00 Hrs	\$440.00
11/22/10	DHB	Revise Pre-Negotiation Agreement in connection with settlement discussions of matured mortgage loan on Sweetwater property (.70); email correspondence and telephone conference with C. Weilin (receiver counsel) and J. Pomerancz (Lehman) to discuss revisions (.30). [2300]	1.00 Hrs	\$440.00
11/23/10	DHB	Email correspondence with C. Weilin (receiver counsel) and Mr. Brusco and J. Pomerancz (Lehman) regarding execution and delivery of Pre-Negotiation Agreement and scheduling of conference to discuss matured loan on Sweetwater property. [2300]	0.60 Hrs	\$264.00
11/24/10	DHB	Email correspondence with C. Weilin (receiver counsel) and Mr. Brusco and J. Pomerancz (Lehman) regarding conference between borrower and lender to discuss matured Sweetwater loan. [2300]	0.20 Hrs	\$88.00
11/29/10	DHB	Telephone conference call with Messrs. Brusco, Pomerancz, and Wilson to discuss issues to be addressed in forbearance agreement in connection with scheduled meeting with borrower to discuss matured loan on Sweetwater property (.90); send email request to Mr. Beck (Morris James) for status of disclosure and trial scheduling (.10); email request to Mr. Holden (WMLM) for advice regarding applicable statute of limitations of limitations to possible claims on each guaranty delivered in connection with the Sweetwater loan (.40) [2300]	1.40 Hrs	\$616.00
11/30/10	DHB	Email correspondence with Mr. Weilin (Receiver	3.50 Hrs	\$1,540.00

Lehman Brothers Chapter 11 Bankruptcy

Re: Sweetwater Disposition

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
		counsel) regarding signatures to the Pre-Negotiation Agreement with respect to the matured loan on the Sweetwater property (0.5); revise Forbearance Agreement in connection with the foreclosed loan on the Sweetwater property (2.0); review and comment on proposed stipulation to be filed in bankruptcy court permitting the proceeding of the quiet title action with respect to the Sweetwater property (1.0). [2300]		
11/30/10	RGW	E-mail dialogue with Ms. Bindler and consider questions regarding bringing an action on NY Guarantees where a foreclosure action is pending in DE on property located in DE, and regarding issues to determine Statutes of Limitation on Guarantees in NY under scenarios where fraud may be involved. [2300]	0.80 Hrs	\$296.00
		Real Estate Matters Totals	17.50 Hrs	\$7,481.00
		<u>Other Bankruptcy Motions and Matters</u>		
11/01/10	WCC	Review title related litigation issues. [3800]	0.20 Hrs	\$96.00
		Other Bankruptcy Motions and Matters Totals	0.20 Hrs	\$96.00
			TOTAL SERVICES	\$7,577.00

HOURLY RATE

Bindler, Deborah H.	14.60 Hrs	\$6,424.00
Cagney, William C.	0.20 Hrs	\$96.00
Holden, John	1.60 Hrs	\$656.00
Goldsmith, Paul	0.50 Hrs	\$105.00
Wilk, Robert G.	0.80 Hrs	\$296.00
	17.70 Hrs	\$7,577.00

DISBURSEMENTS

<u>Copying</u>		
Reproduction		\$15.00
Copying Totals		\$15.00
<u>Telephone</u>		

Lehman Brothers Chapter 11 Bankruptcy

Re: Sweetwater Disposition

DISBURSEMENTS

Telephone	\$10.00
Telephone Totals	\$10.00
<u>Online research</u>	
Lexis/Westlaw Research	\$89.18
Online research Totals	\$89.18
	TOTAL DISBURSEMENTS
	\$114.18
	INVOICE TOTAL
	<u>\$7,691.18</u>
	REMAINING RETAINER
	\$5,882.50

PREVIOUSLY BILLED AND UNPAID

89908	08/01/10	509.00
89918	08/01/10	538.00
92076	09/01/10	1,811.80
93880	09/28/10	319.12
93912	09/28/10	319.12
93983	09/28/10	2,014.20
94002	09/28/10	976.70
94017	09/28/10	1,740.20
94029	09/28/10	1,248.05
93159	10/01/10	921.80
95087	10/25/10	2,472.20
96091	11/05/10	105.60
96129	11/05/10	329.80
96130	11/05/10	209.40
		<u>\$13,514.99</u>

TOTAL DUE THIS STATEMENT \$21,206.17

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Sweetwater Disposition
 File Number 0303694-0002211

	Previous <u>Billed</u>	Current <u>Bill</u>	<u>Total</u>
Asset Analysis	543.40		543.40
Asset Disposition	34,587.00		34,587.00
General Case Administration	225.00		225.00
Interested Party	778.00		778.00
Communications/Website/			
Real Estate Matters	31,398.99	7,481.00	38,879.99
Other Bankruptcy Motions and Matters		96.00	96.00
Non-Bankruptcy Litigation	1,558.00		1,558.00
Copying	942.75	15.00	957.75
Outside printing	15.79		15.79
Facsimile	5.01		5.01
Telephone	33.43	10.00	43.43
Online research		89.18	89.18
Delivery Service/Messenger	160.17		160.17
Postage	14.13		14.13
Local travel	342.32		342.32
Meals	20.22		20.22
Subtotals	70,624.21	7,691.18	78,315.39
Totals	70,624.21	7,691.18	78,315.39

December 7, 2010

Bill Number 98160

File Number 0303694-0002236

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020
Attn: Robert Brusco

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

November 1 through 30, 2010

Re: 215 Brazilian Loan Sale

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Interested Party Communications/Website/</u>				
11/01/10	WSC	Telephone conference with RFR counsel regarding status of Loan Sale Agreement. [0600]	0.40 Hrs	\$172.00
11/10/10	WSC	Telephone conference with Borrower's counsel regarding covenant not to sue. [0600]	1.20 Hrs	\$516.00
11/30/10	WSC	Telephone conference with Mr. Brusco regarding latest draft of Loan Sale Agreement and strategy moving forward. [0600]	0.50 Hrs	\$215.00
Interested Party Communications/Website/ Totals			2.10 Hrs	\$903.00
<u>Real Estate Matters</u>				
11/02/10	WSC	Telephone conference with RFR counsel regarding changes to escrow agreement and trimont servicing fees (0.5); attention to finalizing the loan sale agreement (1.0). [2300]	1.50 Hrs	\$645.00
11/03/10	WSC	Attention to additional comments to the last draft of the Loan Sale Agreement (1.0); telephone conference with clients regarding position and strategy (1.4). [2300]	2.40 Hrs	\$1,032.00
11/03/10	SRH	Revise loan sale agreement. [2300]	1.60 Hrs	\$536.00

Lehman Brothers Chapter 11 Bankruptcy

Re: 215 Brazilian Loan Sale

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
11/04/10	WSC	Attention to latest comments to Agreement and telephone conference with Mr. Stempel regarding recording of memorandum. [2300]	1.20 Hrs	\$516.00
11/05/10	WSC	Attention to finalizing loan sale agreement and confirmation that the custodian still maintains the original loan documents. [2300]	1.40 Hrs	\$602.00
11/08/10	WSC	Attention to finalizing loan sale agreement. [2300]	1.00 Hrs	\$430.00
11/09/10	WSC	Telephone conference with Borrower's counsel regarding loan sale agreement. [2300]	1.20 Hrs	\$516.00
11/11/10	WSC	Telephone conference with client regarding open issues. [2300]	0.60 Hrs	\$258.00
11/17/10	WSC	Telephone conference with Lehman and Borrower's counsel. [2300]	1.50 Hrs	\$645.00
11/22/10	WSC	Further review to loan sale agreement. [2300]	1.00 Hrs	\$430.00
11/23/10	SRH	Analyze existing loan documents. [2300]	1.80 Hrs	\$603.00
11/25/10	WSC	Attention to Mr. Brusco's correspondence regarding loan sale agreement. [2300]	0.30 Hrs	\$129.00
11/29/10	WSC	Revised latest draft of Loan Sale Agreement. [2300]	2.00 Hrs	\$860.00
11/29/10	SRH	Revise loan sale agreement. (1.8) Analyze client's comments to loan sale agreement. (1.5) [2300]	2.30 Hrs	\$770.50
11/30/10	WSC	Circulated latest version of Loan Sale Agreement. [2300]	0.40 Hrs	\$172.00
Real Estate Matters Totals			20.20 Hrs	\$8,144.50
TOTAL SERVICES				\$9,047.50

HOURLY RATE

Cook Jr., Wayne S.	16.60 Hrs	\$7,138.00
Hoffman, Seth R.	5.70 Hrs	\$1,909.50
	22.30 Hrs	\$9,047.50

DISBURSEMENTS

Copying

Reproduction	\$15.70
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Copying Totals	\$15.70
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Online research

Lehman Brothers Chapter 11 Bankruptcy

Re: 215 Brazilian Loan Sale

DISBURSEMENTS

Staff Overtime	\$55.00
Online research Totals	\$55.00
<u>Local travel</u>	
Local Travel	\$283.18
Local travel Totals	\$283.18
<u>Meals</u>	
Conference/Meeting Expenses	\$117.44
Meals Totals	\$117.44
<u>Other</u>	
Staff Overtime	\$55.00
Other Totals	\$55.00
TOTAL DISBURSEMENTS	\$526.32
INVOICE TOTAL	<u>\$9,573.82</u>

PREVIOUSLY BILLED AND UNPAID

93160	10/01/10	1,710.50
95088	10/25/10	2,506.90
		<u>\$4,217.40</u>

TOTAL DUE THIS STATEMENT \$13,791.22

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: 215 Brazilian Loan Sale
File Number 0303694-0002236

	<u>Previous Billed</u>	<u>Current Bill</u>	<u>Total</u>
Interested Party	2,795.00	903.00	3,698.00
Communications/Website/			
Real Estate Matters	18,292.00	8,144.50	26,436.50
Copying	64.20	15.70	79.90
Online research		55.00	55.00
Local travel	64.86	283.18	348.04
Meals		117.44	117.44
Other		55.00	55.00
Subtotals	21,216.06	9,573.82	30,789.88
Totals	21,216.06	9,573.82	30,789.88

January 18, 2011

Bill Number 10355

File Number 0303694-0000965

Property Asset Management Inc.
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

December 1 through December 31, 2010

Re: WSG Development/ Las Vegas Property

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>General Case Administration</u>				
12/09/10	CHS	Respond to Mr. Goldsmith's inquiry regarding satisfaction of existing LaSalle first lien prior to LBHI's \$45 million first lien mortgage placed in 2004. [0100]	1.00 Hrs	\$450.00
General Case Administration Totals				
			1.00 Hrs	\$450.00
<u>Interested Party Communications/Website/</u>				
12/09/10	TAB	Conference with Mr. Goldsmith regarding evidence of release of 2002 Deed of Trust against property which was disclosed in foreclosure search. [0600]	0.10 Hrs	\$49.50
Interested Party Communications/Website/ Totals				
			0.10 Hrs	\$49.50
<u>Real Estate Matters</u>				
12/09/10	DLG	Review file regarding 2004 and 2006 title reports in light of recently discovered continuing encumbrance by 2002 deed of trust (0.5); communicate with Mr. Pomeranz regarding title reports (0.2). [2300]	0.70 Hrs	\$346.50
12/09/10	PG	Correspondence with David Glanz regarding mortgages of record against property. [2300]	0.40 Hrs	\$84.00
12/09/10	PG	Review of files for evidence regarding mortgages of record against Las Vegas property. [2300]	1.10 Hrs	\$231.00
Real Estate Matters Totals				
			2.20 Hrs	\$661.50

Property Asset Management Inc.

TOTAL SERVICES \$1,161.00

HOURLY RATE

Banahan, Thomas A.	0.10 Hrs	\$49.50
Stein, Clifford	1.00 Hrs	\$450.00
Glanz, David L.	0.70 Hrs	\$346.50
Goldsmith, Paul	1.50 Hrs	\$315.00
	<hr/>	
	3.30 Hrs	\$1,161.00

INVOICE TOTAL \$1,161.00

PREVIOUSLY BILLED AND UNPAID

71122	10/08/09	445.50
93926	09/28/10	319.12
		<hr/>
		\$764.62

TOTAL DUE THIS STATEMENT \$1,925.62

Property Asset Management Inc.

Task Billing Summary Page

Re: WSG Development/ Las Vegas Property
File Number 0303694-0000965

	Previous <u>Billed</u>	Current <u>Bill</u>	<u>Total</u>
Asset Analysis	25,161.10		25,161.10
General Case Administration		450.00	450.00
Interested Party		49.50	49.50
Communications/Website/			
Real Estate Matters		661.50	661.50
Copying	107.02		107.02
Telephone	16.99		16.99
Postage	3.82		3.82
Meals	12.21		12.21
Subtotals	25,301.14	1,161.00	26,462.14
Totals	25,301.14	1,161.00	26,462.14

January 18, 2011

Bill Number 10354

File Number 0303694-0002015

Property Asset Management Inc.
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

December 1 through December 31, 2010

Re: Prism and Poinsettia / West Palm Beach

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Real Estate Matters</u>				
12/10/10	DLG	Analyze notice of tax lien foreclosure, check against closing records and provision in loan document. [2300]	0.30 Hrs	\$148.50
Real Estate Matters Totals			0.30 Hrs	\$148.50
			TOTAL SERVICES	\$148.50

HOURLY RATE

Glanz, David L.	0.30 Hrs	\$148.50
	0.30 Hrs	\$148.50
		INVOICE TOTAL
		<u>\$148.50</u>

PREVIOUSLY BILLED AND UNPAID

95089	10/25/10	346.50
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Property Asset Management Inc.

TOTAL DUE THIS STATEMENT

\$495.00

Property Asset Management Inc.

Task Billing Summary Page

Re: Prism and Poinsettia / West Palm Beach
File Number 0303694-0002015

	Previous <u>Billed</u>	Current <u>Bill</u>	<u>Total</u>
Financing	3,901.70		3,901.70
Real Estate Matters	1,732.50	148.50	1,881.00
Copying	254.40		254.40
Telephone	13.00		13.00
Delivery Service/Messenger	27.66		27.66
Meals	16.27		16.27
Subtotals	5,945.53	148.50	6,094.03
Totals	5,945.53	148.50	6,094.03

January 18, 2011

Bill Number 10347

File Number 0303694-0002031

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

December 1 through December 31, 2010

Re: Telluride Post Closing

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Real Estate Matters</u>				
12/13/10	DHB	Analysis of foreclosure papers filed by Swedbank on the property in hotel property in Telluride. [2300]	0.20 Hrs	\$88.00
Real Estate Matters Totals			0.20 Hrs	\$88.00
			TOTAL SERVICES	\$88.00

HOURLY RATE

Bindler, Deborah H.	0.20 Hrs	\$88.00
	0.20 Hrs	\$88.00
		INVOICE TOTAL
		<u>\$88.00</u>

PREVIOUSLY BILLED AND UNPAID

89887	08/01/10	171.00
93930	09/28/10	319.12
		<u>\$490.12</u>

Lehman Brothers Chapter 11 Bankruptcy

TOTAL DUE THIS STATEMENT

\$578.12

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Telluride Post Closing
File Number 0303694-0002031

	<u>Previous Billed</u>	<u>Current Bill</u>	<u>Total</u>
Financing	37,629.50		37,629.50
Real Estate Matters	855.00	88.00	943.00
Copying	947.20		947.20
Telephone	26.25		26.25
Delivery Service/Messenger	17.49		17.49
Local travel	352.50		352.50
Subtotals	39,827.94	88.00	39,915.94
Totals	39,827.94	88.00	39,915.94

January 18, 2011

Bill Number 10348

File Number 0303694-0002179

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

December 1 through December 31, 2010

Re: Bankruptcy

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Firm's Own Billing/Fee Applications</u>				
12/09/10	RAR	Prepare November Fee Statement. [4600]	1.00 Hrs	\$540.00
12/13/10	RAR	Prepare 6th Interim Fee Application. [4600]	3.00 Hrs	\$1,620.00
12/14/10	RAR	Finalize 6th Interim Fee Application. [4600]	1.00 Hrs	\$540.00
Firm's Own Billing/Fee Applications Totals				5.00 Hrs \$2,700.00
				TOTAL SERVICES \$2,700.00

HOURLY RATE

Rossi, Robert A.	5.00 Hrs	\$2,700.00
	<hr/>	<hr/>
	5.00 Hrs	\$2,700.00

DISBURSEMENTS

<u>Delivery Service/Messenger</u>	
Air Courier / Messenger	\$99.72
Delivery Service/Messenger Totals	\$99.72
TOTAL DISBURSEMENTS	\$99.72

Lehman Brothers Chapter 11 Bankruptcy

INVOICE TOTAL	<u>\$2,799.72</u>
REMAINING RETAINER	<u>\$7,619.41</u>

PREVIOUSLY BILLED AND UNPAID

89901	08/01/10	4,190.86
92213	09/01/10	216.00
93870	09/28/10	319.12
93900	09/28/10	319.12
93936	09/28/10	319.12
93957	09/28/10	319.12
94011	09/28/10	2,500.90
93152	10/01/10	94.05
95084	10/22/10	54.00
96474	12/01/10	75.80
98155	12/07/10	1,085.49
		<u>\$9,493.58</u>

TOTAL DUE THIS STATEMENT	<u>\$12,293.30</u>
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Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Bankruptcy
File Number 0303694-0002179

	<u>Previous Billed</u>	<u>Current Bill</u>	<u>Total</u>
Fee Applications	94,937.78		94,937.78
General Case Administration	471.37		471.37
Preparation and/or review of Pleadings &	787.50		787.50
Real Estate Matters	594.00		594.00
Other Bankruptcy Motions and Matters	402.00		402.00
Firm's Own Billing/Fee Applicaitons	5,947.42	2,700.00	8,647.42
Firm's Own Retention Issues	810.00		810.00
Copying	1,709.92		1,709.92
Facsimile	27.05		27.05
Telephone	3.25		3.25
Online research	85.67		85.67
Delivery Service/Messenger	1,212.75	99.72	1,312.47
Postage	41.52		41.52
Local travel	524.43		524.43
Meals	26.00		26.00
Subtotals	107,580.66	2,799.72	110,380.38
Totals	107,580.66	2,799.72	110,380.38

January 18, 2011

Bill Number 10349

File Number 0303694-0002184

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

December 1 through December 31, 2010

Re: Moonlight Basin Enforcement

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Real Estate Matters</u>				
12/21/10	DHB	Telephone conference with Ms. Forde-Chandler and Mr. Butenas (both of Weil Gotschal) to discuss question about reference to Jack Creek Road rights to disclosure statements filed by borrower parties in bankruptcy filed by Moonlight Basin borrower parties. [2300]	0.40 Hrs	\$176.00
Real Estate Matters Totals			0.40 Hrs	\$176.00
			TOTAL SERVICES	\$176.00

HOURLY RATE

Bindler, Deborah H.	0.40 Hrs	\$176.00
	<hr/>	<hr/>
	0.40 Hrs	\$176.00
		INVOICE TOTAL
		<hr/> <u>\$176.00</u>

Lehman Brothers Chapter 11 Bankruptcy

PREVIOUSLY BILLED AND UNPAID

89892	08/01/10	135.10
89902	08/01/10	192.20
92073	09/01/10	325.60
93872	09/28/10	319.12
93881	09/28/10	319.12
93882	09/28/10	319.12
93883	09/28/10	319.12
93976	09/28/10	9,003.45
93996	09/28/10	22,526.70
94013	09/28/10	4,079.25
94024	09/28/10	2,578.65
93154	10/01/10	407.60
95085	10/22/10	318.40
96022	11/05/10	1,111.20
96025	11/05/10	2,547.60
96026	11/05/10	834.00
96475	12/01/10	26.40
98156	12/07/10	88.00

\$45,450.63

TOTAL DUE THIS STATEMENT

\$45,626.63

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Moonlight Basin Enforcement
 File Number 0303694-0002184

	Previous <u>Billed</u>	Current <u>Bill</u>	<u>Total</u>
Asset Analysis	505,655.47		505,655.47
Asset Disposition	511.00		511.00
Litigation	2,108.00		2,108.00
General Case Administration	73.50		73.50
Interested Party	899.71		899.71
Communications/Website/			
Real Estate Matters	22,834.66	176.00	23,010.66
Non-Bankruptcy Litigation	212.65		212.65
Copying	4,247.50		4,247.50
Facsimile	58.06		58.06
Telephone	189.67		189.67
Online research	823.22		823.22
Delivery Service/Messenger	722.63		722.63
Postage	18.33		18.33
Local travel	5,815.27		5,815.27
Out-of-town travel	2,730.01		2,730.01
Meals	4,580.48		4,580.48
Court fees	665.57		665.57
Litigation support vendors	65.61		65.61
Other	1,195.22		1,195.22
Analysis/Strategy	781.33		781.33
Subtotals	554,187.89	176.00	554,363.89
Totals	554,187.89	176.00	554,363.89

January 18, 2011

Bill Number 10350

File Number 0303694-0002192

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

December 1 through December 31, 2010

Re: 25/45 Broad Street

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>General Case Administration</u>				
12/02/10	MAS	Analysis of Seasons v. Nova decisions (0.3); evaluate impact of Seasons decision on pending motions (0.3). [0100]	0.60 Hrs	\$276.00
12/07/10	MAS	Analysis of receiver reports for last quarter with budgets and expenses (1.0); compare quarterly budget against prior budgets and approvals (1.0). [0100]	1.80 Hrs	\$828.00
12/09/10	MAS	Address client's request for additional information regarding liens/ zoning matters. [0100]	0.40 Hrs	\$184.00
12/09/10	MAS	Follow-up concerning docket entries and status of Orders for resolving summary judgment motion. [0100]	0.20 Hrs	\$92.00
12/09/10	LD	Attention to exhibits for Motion. [0100]	0.40 Hrs	\$72.00
12/10/10	MAS	Advise client of Court's ruling on 45 Broad. [0100]	0.30 Hrs	\$138.00
12/10/10	MAS	Review of Court decision on 45 Broad. [0100]	0.10 Hrs	\$46.00
12/10/10	MAS	Prepare form of Order for judgment appointing referee. [0100]	0.50 Hrs	\$230.00
12/10/10	MAS	Prepare outline of remaining issues to address to completion of litigation and sale. [0100]	0.60 Hrs	\$276.00
12/10/10	LD	Analysis of Pleading Board for 25 Broad incorporating critical pleading dates. [0100]	2.80 Hrs	\$504.00
12/10/10	LD	Analysis of Discovery Board for 25 Broad incorporating critical pleading dates. [0100]	1.00 Hrs	\$180.00

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
12/13/10	MAS	Respond to client's inquiries concerning receivership and completion of remedial work on property. [0100]	0.30 Hrs	\$138.00
12/15/10	M H	Filed notice of settlement of order granting summary judgment in foreclosure and sale and appointing referee with Judge Emily J. Goodman Chambers Supreme Court New York County [0100]	1.00 Hrs	\$190.00
12/17/10	MAS	Respond to inquiries by unsecured creditors' committee concerning air rights and status of insurance coverage. [0100]	0.50 Hrs	\$230.00
12/21/10	MAS	Analysis of motion to obtain additional financing. [0100]	1.30 Hrs	\$598.00
12/21/10	MAS	Draft motion including comments thereto for bankruptcy counsel. [0100]	1.40 Hrs	\$644.00
12/21/10	MAS	Draft emails to client concerning comments to motion. [0100]	0.30 Hrs	\$138.00
12/21/10	MAS	Prepare for meeting with client and unsecured creditors committee. [0100]	1.20 Hrs	\$552.00
12/21/10	LD	Analysis of Pleading Board for 25 Broad LLC incorporating critical pleading dates. [0100]	1.50 Hrs	\$270.00
12/22/10	MAS	Extensive call with client and Unsecured Creditors Committee regarding litigation, status of same, strategies, timing of foreclosure, developer rights and claims of lien holders. [0100]	1.00 Hrs	\$460.00
12/22/10	MAS	Multiple communications with Receiver regarding issues raised by Unsecured Creditors Committee. [0100]	0.70 Hrs	\$322.00
12/22/10	MAS	Communications with Weil Gotshal regarding corrections to motion to fund capital into project. [0100]	0.40 Hrs	\$184.00
12/22/10	LD	Analysis of Pleading Board for 25 Broad incorporating critical pleading dates. [0100]	1.20 Hrs	\$216.00
12/23/10	MAS	Supply additional information to Weil Gotshal for documents needed to complete motion and secure relief sought by Chapter 11 debtor. [0100]	0.80 Hrs	\$368.00
12/23/10	MAS	Prepare for conference with Weil Gotshal regarding bankruptcy court motion. [0100]	0.60 Hrs	\$276.00
12/23/10	MAS	Conference call with Weil Gotshal regarding merits of motion for lender to make protective payments for property, litigation status and further documents needed to produce to Court regarding motion. [0100]	0.90 Hrs	\$414.00
General Case Administration Totals			21.80 Hrs	\$7,826.00

Non-Bankruptcy Litigation

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
12/02/10	SM	Analyzed summary judgment decision in favor of defendant Nova against defendant Seasons. [4000]	0.60 Hrs	\$228.00
12/04/10	SM	Reviewed 25 Broad receiver report for September 2010. [4000]	0.20 Hrs	\$76.00
12/04/10	SM	Reviewed 25 Broad receiver report for August 2010. [4000]	0.20 Hrs	\$76.00
12/07/10	SM	Reviewed 25 Broad receiver report for October 2010. [4000]	0.50 Hrs	\$190.00
12/07/10	SM	Reviewed 25 Broad receiver report for November 2010. [4000]	0.50 Hrs	\$190.00
12/09/10	SM	Correspondence with Mr. Palmer regarding claims by mechanic's lienors. [4000]	0.40 Hrs	\$152.00
12/09/10	SM	Telephone conference with Ms. Brabant (creditor's counsel) regarding zoning issues. [4000]	0.10 Hrs	\$38.00
12/10/10	SM	Review of and revisions to proposed form of order requested by the court. [4000]	0.50 Hrs	\$190.00
12/10/10	SM	Telephone call from Ms. Brabant regarding zoning issues. [4000]	0.10 Hrs	\$38.00
12/10/10	SM	Reviewed order granting 45 Broad summary judgment motion. [4000]	0.20 Hrs	\$76.00
12/10/10	CJS	Review pleadings in connection with 25 Broad foreclosure action. [4000]	0.50 Hrs	\$130.00
12/10/10	CJS	Draft Order granting summary judgment motion in 45 Broad action. [4000]	1.80 Hrs	\$468.00
12/10/10	CJS	Review Judge Goodman's decision granting summary judgment in 45 Broad foreclosure action. [4000]	0.20 Hrs	\$52.00
12/12/10	SM	Reviewed e-mail from Mr. Palmer regarding title insurance for 25 Broad. [4000]	0.10 Hrs	\$38.00
12/13/10	SM	Correspondence with Mr. Palmer regarding title agent contact for insurance policy. [4000]	0.10 Hrs	\$38.00
12/13/10	SM	Telephone call from Ms. Brabant regarding zoning issues for 25 Broad. [4000]	0.10 Hrs	\$38.00
12/13/10	CJS	Draft Notice of Settlement of Order Granting Summary Judgment in 45 Broad foreclosure action. [4000]	0.30 Hrs	\$78.00
12/13/10	CJS	Draft letter to Judge Goodman enclosing proposed order granting summary judgment in 45 Broad foreclosure action. [4000]	0.20 Hrs	\$52.00
12/13/10	CJS	Revise Order Granting Summary Judgement in 45 Broad foreclosure action. [4000]	0.20 Hrs	\$52.00
12/14/10	CJS	Revise Notice of Settlement of Order granting Lehman summary judgment in 45 Broad action. [4000]	0.20 Hrs	\$52.00

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
12/14/10	CJS	Revise Service List in 45 Broad Action for service of order granting Lehman summary judgment in 45 Broad action. [4000]	0.10 Hrs	\$26.00
12/14/10	CJS	Revise proposed order granting Lehman summary judgement in 45 Broad action. [4000]	0.20 Hrs	\$52.00
12/14/10	CJS	Revise letter to judge enclosing proposed order granting Lehman summary judgment in 45 Broad action. [4000]	0.20 Hrs	\$52.00
12/15/10	SM	Correspondence with Mr. Azer regarding decision on 45 Broad summary judgment motion. [4000]	0.10 Hrs	\$38.00
12/15/10	SM	Telephone call from Ms. Brabant regarding zoning for 25 Broad. [4000]	0.10 Hrs	\$38.00
12/15/10	SM	Telephone call from Ms. Dobson regarding status of 25 Broad. [4000]	0.10 Hrs	\$38.00
12/16/10	SM	Correspondence with Ms. Halperin regarding notice of settlement of order for 45 Broad summary judgment. [4000]	0.10 Hrs	\$38.00
12/16/10	SM	Correspondence with Mr. Stempel regarding 45 Broad summary judgment motion. [4000]	0.10 Hrs	\$38.00
12/16/10	SM	Correspondence with Ms. Pojunas from Milbank regarding stipulation with Mr. Swig. [4000]	0.20 Hrs	\$76.00
12/16/10	SM	Correspondence with Ms. Brabant regarding zoning issues. [4000]	0.10 Hrs	\$38.00
12/17/10	SM	Correspondence with Mr. Skaller regarding discussions with Ms. Brabant regarding 25 Broad zoning issues. [4000]	0.10 Hrs	\$38.00
12/17/10	SM	Correspondence with Ms. Pojunas regarding updates for litigation for 25 and 45 Broad. [4000]	0.10 Hrs	\$38.00
12/17/10	SM	Correspondence with Mr. Boyd regarding discussions with Ms. Brabant regarding 45 Broad zoning issues. [4000]	0.10 Hrs	\$38.00
12/17/10	SM	Correspondence with Ms. Brabant regarding call to discuss zoning status and regarding counsel to each of the receivers. [4000]	0.20 Hrs	\$76.00
12/17/10	SM	Telephone conference with Ms. Brabant regarding zoning issues and status. [4000]	0.40 Hrs	\$152.00
12/20/10	SM	Telephone call from Ms. Pojunas (counsel for unsecured creditors) regarding 25 Broad litigation status. [4000]	0.10 Hrs	\$38.00
12/21/10	SM	Telephone call from Ms. Pajunas regarding 25 Broad motion status. [4000]	0.10 Hrs	\$38.00
12/21/10	SM	Analysis of Weil Gotshal motion for approval of investment into 25 and 45 Broad. [4000]	4.20 Hrs	\$1,596.00

Lehman Brothers Chapter 11 Bankruptcy

12/21/10	CJS	Review motion to authorize Lehman's proposed new investments with respect to 25 Broad and 45 Broad. [4000]	3.50 Hrs	\$910.00
12/22/10	SM	Follow up telephone conference with Mr. Azer regarding 25 Broad foreclosure issues. [4000]	0.20 Hrs	\$76.00
12/22/10	SM	Telephone conference with unsecured creditors' committee and client regarding litigation status. [4000]	1.00 Hrs	\$380.00
12/23/10	SM	Telephone conference with attorneys from Weil Gotshal. [4000]	0.60 Hrs	\$228.00
		Non-Bankruptcy Litigation Totals	18.90 Hrs	\$6,294.00
			TOTAL SERVICES	\$14,120.00

HOURLY RATE

Hudson, Michael	1.00 Hrs	\$190.00
Slama, Mark A.	13.90 Hrs	\$6,394.00
Dubiago, Lana	6.90 Hrs	\$1,242.00
Mizrahi, Samuel	11.50 Hrs	\$4,370.00
Sorbera, Christina J.	7.40 Hrs	\$1,924.00
	40.70 Hrs	\$14,120.00

DISBURSEMENTS

Copying

Reproduction	\$17.40
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Copying Totals	\$17.40
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Telephone

Telephone	\$19.45
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Telephone Totals	\$19.45
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Delivery Service/Messenger

Air Courier / Messenger	\$16.17
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Delivery Service/Messenger Totals	\$16.17
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Postage

US Postage	\$11.12
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Postage Totals	\$11.12
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Other

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

DISBURSEMENTS

Lexis/Westlaw Research	\$165.97
Staff Overtime	\$41.25
Other Totals	\$207.22
TOTAL DISBURSEMENTS	\$271.36
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	INVOICE TOTAL
	<u>\$14,391.36</u>

PREVIOUSLY BILLED AND UNPAID

89916	08/01/10	9,991.70
90599	08/06/10	12,387.80
92413	09/01/10	14,840.20
93873	09/28/10	319.12
93903	09/28/10	319.12
93941	09/28/10	319.12
93960	09/28/10	319.12
93978	09/28/10	4,703.30
93998	09/28/10	7,308.20
94014	09/28/10	7,657.05
94025	09/28/10	3,775.20
93156	10/01/10	3,688.90
95086	10/25/10	5,948.00
96134	11/05/10	11,293.90
96135	11/05/10	9,554.10
96137	11/05/10	12,550.30
96328	12/01/10	4,031.00
98158	12/07/10	9,990.67
		<hr/>
		\$118,996.80

TOTAL DUE THIS STATEMENT \$133,388.16

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: 25/45 Broad Street
 File Number 0303694-0002192

	Previous <u>Billed</u>	Current <u>Bill</u>	<u>Total</u>
Asset Analysis	678,463.38		678,463.38
Case Administration	6.41		6.41
Financing	83.31		83.31
General Case Administration	200,033.69	7,826.00	207,859.69
General Case Strategy Meetings	726.69		726.69
Interested Party	7,804.22		7,804.22
Communications/Website/ Communications with Debtors	184.55		184.55
Tax Issues	772.63		772.63
Other General Business	259.53		259.53
Operation Issues			
Real Estate Matters	20,336.62		20,336.62
Other Bankruptcy Motions and Matters	1,352.53		1,352.53
Non-Bankruptcy Litigation	143,414.32	6,294.00	149,708.32
Copying	37,684.32	17.40	37,701.72
Outside printing	79.10		79.10
Facsimile	247.40		247.40
Telephone	570.25	19.45	589.70
Online research	1,316.29		1,316.29
Delivery Service/Messenger	2,095.13	16.17	2,111.30
Postage	1,094.17	11.12	1,105.29
Local travel	800.75		800.75
Meals	312.54		312.54
Court fees	710.52		710.52
Subpoena fees	43.99		43.99
Deposition transcripts	192.44		192.44
Litigation support vendors	85.19		85.19
Other professionals	73.35		73.35
Other	1,750.83	207.22	1,958.05
Document/File Management	36.50		36.50
Other Case Assessment, Development & Adm	352.00		352.00
Subtotals	1,100,882.65	14,391.36	1,115,274.01
Totals	1,100,882.65	14,391.36	1,115,274.01

January 18, 2011

Bill Number 10351

File Number 0303694-0002205

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020
Attn: Anthony Barsanti

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

December 1 through December 31, 2010

Re: Lyon Issues

SERVICES

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
<u>Interested Party Communications/Website/</u>				
12/03/10	RAR	Telephone conference with Mr. Nastasi and Ms. Foote regarding Serrano intercreditor issue with senior lender. [0600]	0.50 Hrs	\$270.00
12/07/10	RAR	Telephone conference with Mr. Rios regarding ability to convert to equity. [0600]	0.50 Hrs	\$270.00
12/08/10	RAR	Telephone conference with Ms. Foote and Mr. Rios regarding modification of mezzanine documents. [0600]	0.40 Hrs	\$216.00
Interested Party Communications/Website/ Totals				1.40 Hrs \$756.00
<u>Real Estate Matters</u>				
12/01/10	CEF	Drafted revisions to amended promissory note and loan modification agreement based on client comments. [2300]	1.80 Hrs	\$648.00
12/01/10	CEF	Conference call with Mr. Rios regarding promissory note provisions for Serrano. [2300]	0.30 Hrs	\$108.00
12/03/10	RAR	Review intercreditor agreement regarding ability to modify terms. [2300]	1.00 Hrs	\$540.00
12/03/10	CEF	Revisions to loan modification documents for Serrano. [2300]	1.80 Hrs	\$648.00
12/03/10	CEF	Conference call with Mr. Nastasi regarding loan modification issues. [2300]	0.80 Hrs	\$288.00

Lehman Brothers Chapter 11 Bankruptcy

Re: Lyon Issues

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
12/03/10	WSC	Further attention to Northstar payoff and escrow proposal regarding funding of the extension fee (2.0); reviewed case law regarding acquisition of equity interests (1.0). [2300]	3.00 Hrs	\$1,290.00
12/06/10	WSC	Telephone conference with Lyon in-house counsel, Frank Suryan and Mr. Thomas regarding Northstar discounted payoff and litigation strategy. [2300]	1.30 Hrs	\$559.00
12/07/10	CEF	Revisions to note incorporating client comments for Serrano. [2300]	1.30 Hrs	\$468.00
12/07/10	CEF	Conference with Mr. Rossi regarding client request to back-date interest rate increase to note with respect to Serrano. [2300]	0.40 Hrs	\$144.00
12/07/10	WSC	Reviewed proposal regarding exchange of information and PNA/forbearance agreement (1.8); reviewed reservation of rights letter from Northstar (0.6). [2300]	2.40 Hrs	\$1,032.00
12/08/10	RAR	Further analysis of intercreditor agreement regarding ability to modify loan documents. [2300]	0.70 Hrs	\$378.00
12/08/10	CEF	Conference call with client and Mr. Rossi regarding mezzanine loan foreclosure options vis a vis senior lender and intercreditor agreement for Sandy Springs portfolio. [2300]	0.80 Hrs	\$288.00
12/08/10	WSC	Draft response to Northstar proposal. [2300]	2.90 Hrs	\$1,247.00
12/14/10	CEF	Conference call with Mr. Rios and Mr. Cook with respect to timing considerations regarding Atlanta foreclosure of mortgage loan on Sandy Springs. [2300]	0.70 Hrs	\$252.00
12/14/10	WSC	Research Georgia power of sale process and timing on Sandy Spring. [2300]	0.70 Hrs	\$301.00
12/15/10	CEF	Analysis of intercreditor provisions with respect to mezzanine lender cure rights and purchase rights for Sandy Springs. [2300]	0.80 Hrs	\$288.00
12/16/10	RAR	Analysis of issues relating to Sandy Springs intercreditor agreement. [2300]	0.90 Hrs	\$486.00
12/16/10	CEF	Prepare comments to request letter for senior loan forbearance for Sandy Springs. [2300]	0.40 Hrs	\$144.00
12/16/10	CEF	Call with client regarding request for senior loan forbearance in exchange for deed in lieu with respect to Sandy Springs loan. [2300]	0.80 Hrs	\$288.00

Lehman Brothers Chapter 11 Bankruptcy

Re: Lyon Issues

<u>Date</u>	<u>Atty</u>	<u>Description</u>	<u>Time</u>	<u>Value</u>
12/16/10	WSC	Reviewed revised LNR letter. [2300]	0.70 Hrs	\$301.00
12/17/10	CEF	Drafted revisions to deposit account control agreement for LeCraw portfolio. [2300]	0.90 Hrs	\$324.00
12/17/10	WSC	Prepared list of documents that we will request from Northstar (1.0); discussed same with Lyon in-house counsel (0.4). [2300]	1.40 Hrs	\$602.00
12/20/10	CEF	Review lender's request for forbearance with respect to Sandy Springs portfolio. [2300]	0.80 Hrs	\$288.00
12/20/10	WSC	Reviewed Lyon/wolf/lehman proposal and outline for documenting the arrangement. [2300]	2.20 Hrs	\$946.00
12/28/10	WSC	Reviewed LNR proposed work out structure (1.0); discussed LNR's proposed work with Mr. Rios and Ms. Foote (0.4). [2300]	1.40 Hrs	\$602.00
12/29/10	CEF	Review of Intercreditor Agreement for Sandy Springs portfolio in preparation of conference call with client regarding senior loan maturity and rights of mezzanine lender. [2300]	1.30 Hrs	\$468.00
12/29/10	CEF	Conference call with client regarding senior loan maturity and rights of mezzanine lender under intercreditor agreement for Sandy Springs portfolio. [2300]	0.50 Hrs	\$180.00
Real Estate Matters Totals			32.00 Hrs	\$13,108.00
			TOTAL SERVICES	\$13,864.00

HOURLY RATE

Rossi, Robert A.	4.00 Hrs	\$2,160.00
Foote, Carrie E.	13.40 Hrs	\$4,824.00
Cook Jr., Wayne S.	16.00 Hrs	\$6,880.00
	33.40 Hrs	\$13,864.00
INVOICE TOTAL		<u><u>\$13,864.00</u></u>

Lehman Brothers Chapter 11 Bankruptcy

PREVIOUSLY BILLED AND UNPAID

89907	08/01/10	4,640.65
89927	08/01/10	4,336.80
92075	09/01/10	1,146.60
93878	09/28/10	251.90
93909	09/28/10	319.12
93946	09/28/10	319.12
93967	09/28/10	319.12
93980	09/28/10	2,386.50
94000	09/28/10	2,419.30
94016	09/28/10	1,987.80
94027	09/28/10	2,406.10
93158	10/01/10	180.00
96027	11/05/10	3,618.00
96066	11/05/10	2,015.80
96090	11/05/10	5,493.40
96329	12/01/10	115.20
98159	12/07/10	2,711.80
		<hr/>
		\$34,667.21

TOTAL DUE THIS STATEMENT

\$48,531.21

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Lyon Issues
File Number 0303694-0002205

	<u>Previous Billed</u>	<u>Current Bill</u>	<u>Total</u>
Asset Analysis	116,507.32		116,507.32
General Case Administration	8,279.47		8,279.47
Interested Party	9,269.01	756.00	10,025.01
Communications/Website/			
Tax Issues	9,597.00		9,597.00
Real Estate Matters	59,160.11	13,108.00	72,268.11
Private Equity	4,821.87		4,821.87
Loans/Investments	1,214.40		1,214.40
Copying	1,693.83		1,693.83
Telephone	37.44		37.44
Delivery Service/Messenger	91.82		91.82
Postage	0.44		0.44
Local travel	37.66		37.66
Meals	250.73		250.73
Subtotals	210,961.10	13,864.00	224,825.10
Totals	210,961.10	13,864.00	224,825.10